



# महाराष्ट्र शासन राजपत्र

## असाधारण भाग दोन

वर्ष ६, अंक ११]

बुधवार, जून ४, २०१४/ज्येष्ठ १४, शके १९३६

[पृष्ठे ५९, किंमत : रुपये १२.००

असाधारण क्रमांक ३४

प्राधिकृत प्रकाशन

उल्हासनगर महानगरपालिका, उल्हासनगर  
जाहीर सूचना

[महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २८(४)]

क्रमांक उमपा/नरवि/२५/१४

उल्हासनगर महानगरपालिकेने (यापुढे “उक्त नियोजन प्राधिकरण” म्हणून संबोधलेले) त्यांच्या विशेष सभेचा ठराव क्रमांक ७१, दिनांक २ एप्रिल २०१४ अन्वये उल्हासनगर प्रारूप विकास योजना (पहिली सुधारित) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे “उक्त अधिनियम” म्हणून संबोधलेला) च्या कलम २६(१) नुसार प्रसिद्ध केली आहे. उक्त सूचना महाराष्ट्र शासन राजपत्रात दिनांक ४ एप्रिल २०१३ रोजी प्रसिद्ध झालेली आहे ;

आणि ज्याअर्थी, सदरहू प्रसिद्ध झालेल्या प्रारूप विकास योजनेवर प्राप्त हरकती व सूचनांचा विचार करून उक्त अधिनियमाच्या कलम २८(२) नुसार स्थापन केलेल्या नियोजन समितीने दिलेल्या अहवालाचा विचार करून नियोजन प्राधिकरणाने विशेष सर्वसाधारण सभा ठराव क्रमांक ४१, दिनांक १७ जानेवारी २०१४ अन्वये उक्त अधिनियमाचे कलम २८(४) अन्वये प्रारूप विकास योजना, उल्हासनगर (पहिली सुधारित) मध्ये काही फेरबदल केले असून, अशी प्रारूप विकास योजना शासनास उक्त अधिनियमाचे कलम ३०(१) अन्वये मंजूरीसाठी सादर करण्याचा निर्णय घेतला आहे ;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजना शासनाकडे मंजूरीसाठी सादर करण्यापूर्वी उक्त अधिनियमाचे कलम २८(४) प्रमाणे नियोजन प्राधिकरणाने प्रारूप विकास योजनेच्या मसुद्यात केलेले फेरबदल किंवा बदल जनतेच्या अवलोकनार्थ प्रसिद्ध करण्यात येत आहे.

त्याअर्थी, उक्त प्रारूप विकास योजना, उल्हासनगर (पहिली सुधारित) च्या मसुद्यामध्ये केलेल्या फेरबदलाची सूची (अ, ब व क मध्ये) उल्हासनगर महानगरपालिकेच्या नगररचना विभागात कार्यालयीन वेळेत कामकाजाच्या दिवशी नागरिकांच्या अवलोकनार्थ उपलब्ध करण्यात येत आहे.

- (अ) नियोजन प्राधिकरणाने विकास योजनेच्या नकाशामध्ये केलेल्या बदलाची सूची-अ (Annex-A)
- (ब) नियोजन प्राधिकरणाने विकास योजनेच्या अहवालामध्ये केलेल्या बदलाची सूची-ब (Annex-B)
- (क) नियोजन प्राधिकरणाने विकास नियंत्रण नियमावलीमध्ये केलेल्या बदलाची सूची-क (Annex-C)

उक्त बदलाची माहिती उल्हासनगर महानगरपालिकेच्या अधिकृत संकेत स्थळावर [www.umc.gov.in](http://www.umc.gov.in) देखील उपलब्ध आहे.

उल्हासनगर, दिनांक ३ जून २०१४.

बालाजी खतगांवकर,  
आयुक्त,  
उल्हासनगर महानगरपालिका.

**ULHASNAGAR MUNICIPAL CORPORATION, ULHASNAGAR****Notice**

Publication of Modifications made in the Draft Development Plan for Ulhasnagar Municipal Corporation for information of public under section 28(4) of Maharashtra Regional and Town Planning Act, 1966.

No. UMC/TPD/25/14

Ulhasnagar Municipal Corporation (hereinafter referred as the said "Planning Authority") under its general body resolution No 71, dated 2nd April 2013 has published the Draft Development Plan of Ulhasnagar Municipal Corporation under section 26(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred as said "Act") which has published in *Maharashtra Government Gazette* on dated 4th April 2013 ;

And whereas, after considering the suggestion and objections to the published Draft Development Plan received within stipulated period, the Planning Committee appointed under section 28(2) of the said Act has submitted its report to the said Planning Authority, and after considering the report of Planning Committee, the said Planning Authority *vide* its Resolution No. 41, dated 17th January 2014 has made some modifications to the Draft Development Plan under section 28(4) of the said Act and has decided to submit the Draft Development Plan to the Government under section 30(1) of the said Act.

Now, therefore, as per the provisions of section 28(4) of the said Act, the following documents are published for the information of the public in the office of Ulhasnagar Municipal Corporation during the working hours of all working days.

(A) The list of modifications made by the Planning Authority in the Draft Development Plan as described in Annexure – A.

(B) The list of modifications made by the Planning Authority in the Draft Development Plan Report as described in Annexure – B.

(C) The list of modifications made by the Planning Authority in the Draft Development Control Regulations (DCR) in Annexure – C.

The copies of modifications are also available on Ulhasnagar Municipal Corporation website: [www.umc.gov.in](http://www.umc.gov.in)

Ulhasnagar,  
dated 3rd June 2014.

BALAJI KHATGAONKAR,  
Commissioner,  
Ulhasnagar Municipal Corporation.

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## 1. List of Proposed Modification by Planning Authority – Annexure A

Table No. 1.1: Details of Proposed Modification - Sector 1

Sr. No	Modification No	Sector No 1	Proposals as per the Development Published u/s 26.	Modifications suggested by Planning Authority u/s 28 (4)
1.	M-1	1	Site No.1 Recreation Open (Indoor Outdoor Sports Facility), Tikka Sheet No 118p, 119p	Reservation No. 1 be kept for Recreational open space (Indoor/Outdoor Sports facility) except 10,000 sq.mtrs on the bank of river reserved for cremation ground, 10000 sq mtrs for children burial ground since there is no cremation ground in entire camp No.1 and area admeasuring 5000 sq mtrs be kept slaughter house.
	M-1A			10,000 sq.mtrs on the bank of river reserved for cremation ground
	M-1B			10000 sq mtrs for children burial ground
	M-1C			5000 sq mtrs be kept slaughter house
2.	M-2	1	Site No. 2, Socio Cultural Facilities (City Hall / Convention Centre), Tikka Sheet No 108p, 110p	Deleted from Socio Cultural facilities and included in Recreational Open Area.
3.	M-3	1	18 m. wide road	18 m. wide road is widening to 24 m. road
4.	M-4	1	18 m. wide road	18 m. wide road is deleted and included in I zone.
5.	M-5	1	18 m. wide road	18 m. wide road is widened as 24 m. road
6.	M-6	1	Site No. 4, Recreation Open (Recreation Open), Tikka Sheet No. 97	Deleted and included in I zone.
7.	M-7	1	18 m. wide road	18 m. wide road is deleted and included in I Zone.
8.	M-8	1	Site No .5, Recreation Open (Recreation Open), Tikka Sheet No. 99p, 100p	Deleted and included in I zone.
9.	M-9	1	Site No. 3, Utility Services (Parking), Tikka Sheet No 94p, 93p	Deleted from parking and included in Station Area Improvement Scheme.
10.	M-9A		Residential Zone	24 m. wide new road is proposed and adjoining sites, zones are adjusted under station area improvement scheme.

Sr. No	Modification No	Sector No 1	Proposals as per the Development Published u/s 26.	Modifications suggested by Planning Authority u/s 28 (4)
11.	M-10	1	18 m. wide road	Road from Bk- No. 89 to Bk- No. 95 (M-10 partly deleted) and near by existing road 9 mts width road to be continue intersecting to M 11 E
12.	M-10A		18 m. wide road	18 m road is deleted and converted into Residential Zone.
13.	M-10 B		Residential Zone	Deleted from R Zone and 9 m wide new road proposed.
14.	M-11		Site No.19, Recreation Open (Recreation Open), Tikka Sheet No 98p, 92p	Deleted from Recreation Open and included in Residential Zone; for relocation as amenity space in URS.
15.	M-11 A		18 m. wide road	18 m wide road is deleted and included in Residential Zone.
16.	M-11 B		9 m. wide road	9 m wide road is deleted and included into Residential Zone.
17.	M-11 C	1	Residential Zone	M11C to be modified and area admeasuring 12,000 sqm (inside the area of Humman Mohata Company) kept reserved for truck terminal from Boundary of the 36 Mtr. Wide road on northern side of the proposed new truck terminance for access to the proposed reservation and balance area be kept for residential purpose.
18.	M-11 D		24 m. wide road	M11 D to be deleted from shiv road to Century rayon and included in R Zone.
19.	M-11 E		9 m. wide road	Road M 11 E, 12 mts widen road Birla gate to police station UNR 1 (shiv road) should be converted to 18 mts.
20.	M-11 F		Site No.20, Public Amenities, Tikka sheet No 92p, 93p	Deleted from Public Amenities and converted into Residential Zone
21.	M-11 G		18m. Wide road	18 m wide road is deleted and included in Residential Zone.
22.	M-11 H		Residential Zone	Deleted from Residential Zone and new 12 m. wide road is proposed
23.	M-12	1	Commercial Zone	M-12 Deleted from commercial zone & included in R zone.
24.	M-12 A		18 m. wide road	18 m wide road is reduced upto 12 m. wide road,
25.	M-12 B		9 m. wide road	9 m. wide road is widened to 12 m. wide road.
26.	M-13	1	Site No 23, Educational Facilities (Primary School), Tikka Sheet No 83p	Deleted from Education Facilities (Primary School) and included in R Zone; for relocation as amenity space in URS.

Modification suggested By Planning Authority to the Draft Development Plan  
Section 28(4) of MR&TP Act, 1966

Sr. No	Modification No	Sector No 1	Proposals as per the Development Published u/s 26.	Modifications suggested by Planning Authority u/s 28 (4)
27.	M-13 A		18 m. wide road	18 m. wide road is reduced upto 12 m. wide road.
28.	M-14		Site No 24, Recreation Open (Recreation Open), Tikka Sheet No 82p, 83p	Deleted from Recreational Open and included in R Zone; for relocation as amenity space in URS.
29.	M-14 A	1	36 m. wide road	The width for ring road is reduced from 36 mts to 18 mts but at the time of execution of cluster the width of road should be 24 mts.
30.	M-15		Site No 25, Recreation Open (Recreation Open), Tikka Sheet No 84p, 85p	यु. नं. 32 ते 62, शीट क्र. 67, 67अ झोपडपट्टी वगळून राणा ट्रेडींगचा मुखंड पुनर्वसन वापराचे आखण ठेवणेत यावे.
31.	M-15 A	1	9 m. wide road	9 m wide road is deleted and included into Residential Zone.
32.	M-15 B		18 m. wide road	18 m. wide road is deleted as DP road and included in Residential Zone.
33.	M-15 C		9 m. wide road	9 m. wide road is widened to 12 m. wide road.
34.	M-16		Site No 26, Health Facilities (Health Center), Tikka Sheet No 85p, 86p	Deleted from Health Facilities and included in R Zone; for relocation as amenity space in URS.
35.	M-16 A	1	12 m. wide road.	12 m wide road is deleted and included in Residential Zone
36.	M-16 B		9 m. wide road	9 m. wide road is deleted and included in Residential Zone.
37.	M-17	1	Site No 27, Recreation Open (Recreation Open), Tikka Sheet No 85p, 86p	Deleted from Recreational Open and included in R zone; for relocation as amenity space in URS.
38.	M-17 A		12 m. wide road.	12 m wide road is reduced to 9 m . Wide road.
39.	M-18		Site No 28, Educational Facilities (Primary School), Tikka Sheet No 91p, 92p	Deleted from Education Facilities (Primary School) and included in R Zone; for relocation as amenity space in URS.
40.	M-18 A	1	9 m. wide road	9 m. wide road is deleted and included in Residential Zone.
41.	M-18 B		9 m. wide road	9 m. wide road is deleted and included in Residential Zone.
42.	M-19		12 m. wide road.	12 m road is reduced to 9 m. Wide road and respective adjoining sites are adjusted.
43.	M-19 A	1	12 m. wide road.	12 m. road is deleted and included in R Zone.
44.	M-19 B		12 m. wide road.	12 m. road is reduced to 9 m. wide road.
45.	M-19 C		18 m. wide road	18 m. wide road is reduced upto 9 m. Wide road
46.	M-20	1	Site No 30, Health Facilities (Health Center), Tikka	Deleted from Health Facilities and included in R Zone; for



Sr. No	Modification No	Sector No 1	Proposals as per the Development Published u/s 26.	Modifications suggested by Planning Authority u/s 28 (4)
47.	M-20 A		sheet No 86p, 87p	relocation as amenity space in URS.
48.	M-21		12 m. wide road.	12 m. road is deleted and included in R Zone.
49.	M-21 A	1	Site No 33, Recreation Open, Tikka Sheet No 87p	Deleted from Recreational Open and included in Residential Zone.
50.	M-21 B		9 m. wide road	Road near sadhubela high school passing from Bk- 151, 121 9 mts width road to be deleted and included in R zone
51.	M-22		12 m. wide road.	12 m. road is deleted and included in R Zone.
52.	M-22 A		Site No 36, Recreation Open, Tikka sheet No 87p, 88p	Deleted from Recreational Open and included in Residential Zone; for relocation as amenity space in URS.
53.	M-22 B		36 m. wide road	The width for ring road is reduced from 36 mts to 18 mts but at the time of execution of cluster the width of road should be 24 mts.
54.	M-22 C	1	9 m. wide road	9 m. wide road is deleted and included in R Zone.
55.	M-22 D		Site No 31, Utility Services (Fire Station), Tikka Sheet No 88p, 89p.	Deleted from Fire Station and included in R Zone; for relocation as amenity space in URS.
56.	M-22 E		Site No 32, Recreational Open, Tikka Sheet No 88p, 89p.	Deleted from Recreational Open and included in R Zone; for relocation as amenity space in URS.
57.	M-22 F		Site No 34, Educational Facilities (Primary School), Tikka Sheet No 88p, 89p.	Deleted from Educational Facility (Primary School) and included in R Zone; for relocation as amenity space in URS.
58.	M-23		Site No 35, Recreational Open, Tikka Sheet No 88p, 89p.	Deleted from Recreational Open and included in R Zone; for relocation as amenity space in URS.
59.	M-23 A	1	Site No 37, Educational Facilities (Primary School), Tikka sheet No 86p, 87p	Deleted from Education Facilities (Primary School) and included in R Zone; for relocation as amenity space in URS.
60.	M-24	1	18 m. wide road	18 m. wide road is deleted and included into R zone.
61.	M-25		Site No 38, Recreation Open, Tikka Sheet No 86p	Deleted from Recreational Open and included in Residential Zone; for relocation as amenity space in URS.
62.	M-25 A	1	Site No 39, Market, Tikka Sheet No 86p	Deleted from Market and included in R Zone.
63.	M-25 B		9 m. wide road	12 m. wide road is deleted and included in Residential Zone.
			18 m. wide road	18 m. wide road is reduced to 12 m. wide road.



Modification suggested By Planning Authority to the Draft Development Plan  
Section 28(4) of MR&TP Act, 1956

Sr. No	Modification No	Sector No. 1	Proposals as per the Development Published u/s 26.	Modifications suggested by Planning Authority u/s 28 (4)
64.	M-26	1	Site No 40, Public Amenities (Post & Telegraph), Tikka Sheet No 85p	Deleted from Public Amenities (Post & Telegraph) and converted into R Zone; for relocation as amenity space in URS.
	M-26 A		Public Amenities	Deleted from Existing Amenity and Included in R Zone.
65.	M-27	1	Site No 41, Recreation Open, Tikka Sheet No 84p	Deleted from Recreational Open and included in Residential Zone.
66.	M-27 A		9 m. wide road	9 m wide is deleted and included in Residential Zone
67.	M-27 B	1	24 m. wide road	24 m wide road is reduced to 12 m. wide road.
68.	M-28		Site No 42, Market, Tikka sheet No 73 p	Deleted from Market and included in R Zone.
69.	M-28 A	1	24 m. wide road	24 m wide road is deleted and included in Residential Zone.
70.	M-29		Site No 43, Socio Cultural Facilities (Community Hall & Library), Tikka sheet No 75p	Deleted from Socio Cultural Facilities and included in Residential Zone.
71.	M-30	1	Site No 44, Recreation Open, Tikka sheet No 75p, 76p	एम 29 कॅम्प नं. 1 सत ज्ञानेश्वर शाळेसमोरील मोकळा खुंड हरीत क्षेत्रात आस्वीत करणेत यावा.
72.	M-30 A		9 m. wide road	9 m. wide road is deleted and included in Residential Zone.
73.	M-31	1	Site No 45, Recreation Open (Town Plaza, Central Gathering Place), Tikka Sheet No 75p, 76p	Deleted from Recreational Open (Town Plaza, Central Gathering Place) and included in R Zone; for relocation as amenity space in URS.
74.	M-31 A		9 m. wide road	9 m wide road is deleted and included in R zone.
75.	M-31 B	1	12 m. wide road.	12 m wide road is deleted and included in R Zone
76.	M-32		Site No 46, Recreation Open, Tikka sheet No 72p	Deleted from Recreational Open and included in R Zone; for relocation as amenity space in URS.
77.	M-32 A	1	9 m. wide road	9 m wide is deleted and included in Residential Zone
78.	M-32 B		12 m. wide road.	12 m wide road is deleted and included in R Zone
79.	M-32 C		9 m. wide road	9 m wide road is deleted and included in R zone.
80.	M-32 D		12 m. wide road	12 m wide road is deleted and included in Commercial Zone.
81.	M-32 E		Residential Zone	Deleted from Residential zone and 12 m. wide road is proposed.

Sr. No	Modification No	Sector No 1	Proposals as per the Development Published u/s 26.	Modifications suggested by Planning Authority u/s 28 (4)
82.	M-32 F		12 m. wide road	12 m. Wide road is deleted and included in R Zone.
83.	M-32 G		24 m. wide road	24 m. wide road is reduced to 18 m. wide road.
84.	M-32 H		Site No 57, Parking, Tikka sheet No 62p, 63p	Parking is deleted and included in adjoining commercial zone.
85.	M-32 I		Existing Amenity (Recreational Garden)	M 32 I deleted from existing amenities and included in R zone to be modified kept reserved for parking purpose
86.	M-33	1	Site No 47, Educational Facilities (Integrated School), Tikka sheet No 71p	Deleted from Education Facilities and included in R Zone.
87.	M-34	1	Site No 48, Recreation Open, Tikka sheet No 71p	Deleted from Recreational Open Area and included in R Zone.
88.	M-34 A		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
89.	M-35		Site No 49, Recreation Open, Tikka Sheet No 70p	Deleted from Recreational Open Area and included in R Zone.
90.	M-35 A		9 m. wide road	9 m. wide road is deleted and included in Residential Zone.
91.	M-35 B	1	12 m. wide road	12 m. Wide road is reduced to 9 m. wide road
92.	M-35 C		9 m. wide road	9 m. wide road is deleted and included in Commercial Zone.
93.	M-35 D		12 m. wide road.	12 m. wide road is deleted and included in Commercial Zone.
94.	M-36		Site No 52, Recreation Open, Tikka sheet No 68p, 68a part.	Deleted from Recreational Open Area and included in R Zone under URS.
95.	M-36 A	1	Site No 50, Educational Facilities (Integrated School), Tikka Sheet No 69p.	Deleted from Educational Facilities (Integrated School) and included in Industrial Zone; for relocation as amenity space in URS.
96.	M-36 B		Site No 51, Recreation Open, Tikka sheet No 69p.	Site No. 51 (M 36 b) deleted from recreation open area and included in I zone for relocation as amenities space in URS to be modified existing public utility (shamshan bhumi)
97.	M-37	1	Site No. 53, Recreation Open, Tikka Sheet No 67a part, 67b Part	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
98.	M-38		Site No 54, Market, Tikka Sheet No 66p, 67p	Deleted from Market and included in R Zone.
99.	M-38 A	1	9 m. wide road	9 m. wide road is deleted and included in R Zone.
100.	M-38 B		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.

Modification suggested By Planning Authority to the Draft Development Plan  
Section 28(4) of MR&TP Act, 1966

Sr. No	Modification No	Sector No. 1	Proposals as per the Development Published u/s 26.	Modifications suggested by Planning Authority u/s 28 (4)
101.	M-39		Site No 55, Recreation Open, Tikka Sheet No 71p	Deleted from Recreational Open and included in Residential Zone.
102.	M-39 A	1	9 m. wide road	9 m. wide road is deleted and included in R Zone
103.	M-39 B		9 m. wide road	9 m. wide road is deleted and included in R Zone
104.	M-39 C		12 m. wide road.	12 m. wide road is deleted and included in Residential Zone.
105.	M-40	1	Site No 56, Market, Tikka Sheet No 65p	Deleted from Market and included in R Zone.
106.	M-40 A		24 m. wide road	24 m. wide road is reduced to 12 m. wide road
107.	M-41	1	Site No 58, Educational Facilities (Primary School), Tikka sheet No 61p	Deleted from Educational Facilities (Primary School) and included in Residential Zone.
108.	M-42		Site No 59, Recreation Open, Tikka Sheet No 60p	(i) Whole open area of site No. 59 (M 42) should be reserve for recreational open space. (ii) 705 क्र.प्लॉटवर जे आरक्षण ठेवले आहे, त्यामध्ये अर्धी जागा ही आंबेडकर भवन व अर्धी जागा ही सावित्रीबाई फुले महिला सदनसाठी आरक्षित ठेवावी.
109.	M-42 A		18 m. wide road	18 m. wide road is reduced to 15 m. wide road.
110.	M-42 B		12 m. wide road.	M 42 B 12 mts road is widened as 18 mts wide road to be modified up to 12 mts.
111.	M-42 C	1	9 m. wide road	9 m. wide road is deleted and included in R Zone.
112.	M-42 D		9 m. wide road.	9 m. wide road is widened as 24 m. wide road.
113.	M-42 E		Residential Zone	(i) Whole open area of (M 42 E) should be reserve for recreational open space. (ii) 705 क्र.प्लॉटवर जे आरक्षण ठेवले आहे, त्यामध्ये अर्धी जागा ही आंबेडकर भवन व अर्धी जागा ही सावित्रीबाई फुले महिला सदनसाठी आरक्षित ठेवावी
114.	M-42 F		Site No 60, Health Facilities (Health Center), Tikka sheet No 60P.	Deleted from Health Facilities (Health Center) and included as R Zone; for relocation as amenity space in URS.
115.	M-43	1	Site No 61, Recreation Open, Tikka Sheet No 63p	Site no 61 M 43 deleted and included in multi storied parking

Sr. No	Modification No	Sector No 1	Proposals as per the Development Published u/s 26.	Modifications suggested by Planning Authority u/s 28 (4)
116.	M-43 A		24 m. wide road	to be modified and include in R zone for relocation as amenities space in URS
117.	M-43 B		9 m. wide road.	24 m. wide road is reduced to 15 m. wide road.
118.	M-43 C		12 m. wide road.	9 m. Road widened upto 12 m. wide road.
119.	M-44	1	Site No 62, Educational Facilities (Primary School), Tikka Sheet No 63p	M 43 C 12 mts wide road is deleted and included in R Zone should be modified by partly deleted from japani bazaar to nalla (bholenath colony) and 12 m road proposed from kamgar hospital (ESIC) up to nalla
120.	M-44 A		9 m. wide road	Deleted from Educational Facilities (Primary School) and included in Residential Zone; for relocation as amenity space in URS.
121.	M-44 B		12 m. wide road.	9 m. wide road is deleted and included in R Zone.
122.	M-45		Site No 63, Recreation Open, Tikka Sheet No 64p, 65p.	12 m. road widened upto 15 m. wide road.
123.	M-45 A	1	9 m. wide road.	Deleted from Recreational Open and included in Residential Zone.
124.	M-45 B		12 m. wide road.	9 m. road is deleted and included in Residential Zone.
125.	M-45C		12 m. wide road.	12 m. road is deleted and included in R Zone.
126.	M-46	1	Site No 64, Health Facilities (Health Center), Tikka Sheet No 66p	12 m. wide road is reduced to 9 m. wide road.
127.	M-47	1	Site No 65, Recreation Open, Tikka Sheet No 66p.	Deleted from Health Facilities and included in Residential Zone (R Zone).
128.	M-47 A		9 m. wide road	Deleted from Recreational Open Area and included in R Zone.
129.	M-48	1	Site No 66, Socio Cultural Facilities (Community Hall & Library), Tikka Sheet No 65p, 66p.	24 m. road is deleted and included in adjoining R zone.
130.	M-48 A		12 m. wide road.	Deleted from Socio Cultural Facilities and included in Residential Zone.
131.	M-49		Site No 67, Recreation Open, Tikka sheet No 43p.	12 m. wide road is widened as 15 m. wide road.
132.	M-49 A	1	9 m. wide road	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
				9 m, wide road is deleted and included in R Zone.

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Sr. No	Modification No	Sector No 1	Proposals as per the Development Published u/s 26.	Modifications suggested by Planning Authority u/s 28 (4)
133.	M-50	1	Site No 68, Educational Facilities (Primary School), Tikka Sheet No 43p.	Deleted from Educational Facilities (Primary School) and included in R Zone; for relocation as amenity space in URS.
134.	M-50 A		12 m. wide road.	12 m. wide road is deleted and included in Residential Zone.
135.	M-51	1	Site No 69, Health Facilities (Health Center), Tikka Sheet No 42p, 43p.	Deleted from Health Facilities and included in R Zone; for relocation as amenity space in URS.
136.	M-52	1	Site No 70, Educational Facilities (Integrated School), Tikka Sheet No 43a part.	Deleted from Educational Facilities (Integrated School) and included in R Zone; for relocation as amenity space in URS.
137.	M-53	1	Site No 71, Recreation Open, Tikka Sheet No 43a part.	Deleted from Recreational Open and included in R Zone; for relocation as amenity space in URS.
138.	M-54	1	Site No 72, Recreation Open, Tikka Sheet No 42p, 43a part.	Deleted from Recreational Open and included in R Zone; for relocation as amenity space in URS.



Table No. 1.2: Details of Proposed Modification - Sector 2

Sr. No	Modification No	Sector No 2	Proposals as per the Development Published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
139.	M - 55		Site No 73, Recreation Open, Tikka Sheet No 41p, 42p.	Deleted the Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
140.	M - 55 A	2	36 m. wide road	The width for ring road is reduced from 36 mts to 18 mts but at the time of execution of cluster the width of road should be 24 mts.
141.	M - 56	2	Site No 74, Educational facilities (Integrated School), Tikka sheet No 41p, 42p.	Deleted from Educational Facilities and included in R Zone; for relocation as amenity space in URS.
142.	M - 57		Site no 75, Recreation Open, Tikka sheet No 44p.	Deleted the Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
143.	M - 57 A		9 m. wide road.	9 m. wide road is deleted and included in R Zone.
144.	M - 57 B	2	Residential	Deleted from R Zone to propose 12 m. wide road.
145.	M - 57 C		Residential	Deleted from R Zone to propose 9 m. wide road.
146.	M - 57 D		9 m. wide road	9 m. wide road is widening to 12 m. wide road.
147.	M - 58	2	Site No 76, Recreational Open, Tikka Sheet No 40p, 45p	Deleted the Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
148.	M - 58 A		9 m. wide road	9 m. wide road is deleted and included in R Zone.
149.	M - 59	2	Site No 77, Educational facilities (Primary School), Tikka Sheet No 40p, 45p.	Deleted from Educational Facilities and included in R Zone; for relocation as amenity space in URS.
150.	M - 59 A		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
151.	M - 60		Site No 78, Recreational Open (Children Amusement Park), Tikka sheet No 40p, 45p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
152.	M - 60 A	2	12 m. wide road.	12 m. wide road is deleted and included in R Zone.
153.	M - 60 B		18 m. wide road	18 m. wide road is deleted and included in R Zone.
154.	M - 61	2	Site No 79, Socio Cultural facilities (Art Gallery & Amphitheatre), Tikka Sheet No 40p, 45p.	Deleted from Socio Cultural facilities and included in R Zone; for relocation as amenity space in URS.
155.	M - 62	2	Site No 80, Recreation Open, Tikka Sheet No 46p.	Deleted from Recreational Open Area and included in R Zone.

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Sr. No	Modification No	Sector No 2	Proposals as per the Development Published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
156.	M - 62 A		9 m. wide road.	9 m. wide road is deleted and included in R Zone.
157.	M - 62 B		9 m. wide road.	9 m. wide road is deleted and included in R Zone.
158.	M - 62 C		12 m. wide road.	12 m. wide road is reduced to 9 m. wide road.
159.	M - 63		Site No 83, Utility Services (Parking), Tikka Sheet No 37p, 48p.	Deleted from Parking and Included in Commercial Zone.
160.	M - 63 A	2	12 m. wide road.	12 m. wide road is deleted and included in Commercial Zone.
161.	M - 63 B		9 m. wide road.	9 m. wide road is deleted and included in Commercial Zone.
162.	M - 63 C		12 m. wide road.	12 m. wide road is reduced to 9 m. wide road.
163.	M - 63 D		Site No 82, Market, Tikka sheet No 48p,	Deleted from Market and included in C Zone.
164.	M - 64		Site No 84, Recreation Open, Tikka Sheet No 49p.	Deleted from Recreational Open Area and included in R Zone.
165.	M - 64 A	2	24 m. wide road	(i) Road from shahad railway station to chopda court be modified and width of road should be kept 18 mts only. (ii) शहाड स्टेशन ते चोपडा मार्ग उल्हासनगर महानगरपालिका मुख्यालयापर्यंतच्या चौकापर्यंतचा रस्ता प्रस्तावित 24 मिटर वगळून 18 मिटर करणेत यावा.
166.	M - 64 B		9 m. wide road.	9 m. wide road is deleted and included in R Zone.
167.	M - 64 C		9 m. wide road.	9 m. wide road is widened to 12 m. wide road.
168.	M - 64 D		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
169.	M - 64 E		18 m. wide road	18 m. wide road is reduced to 9 m. wide road.
170.	M - 64 F		Residential Zone	Deleted from R Zone and proposed 12 m. Wide road.
171.	M 65	2	Site No 85, Health Facilities (Health Centre), Tikka Sheet No 49p.	Deleted from Health Facilities and included in R Zone.
172.	M - 65 A		9 m. wide road.	9 m. wide road is widened to 12 m. wide road.
173.	M - 66	2	Site No 86, Recreation Open, Tikka Sheet No 49p.	Deleted from Recreational Open Area and included in R



Sr. No	Modification No	Sector No 2	Proposals as per the Development Published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
174.	M - 66 A	2	Residential Zone	Deleted from R zone and proposed 9 m. Wide road.
175.	M - 66 B		9 m. wide road.	9 m. wide road is deleted and included in R Zone.
176.	M - 66 C		12 m. wide road	12 m. wide road is deleted and included in R zone.
177.	M - 66 D		12 m. wide road	12 m. wide road is reduced to 9 m. wide road.
178.	M - 67	2	Site No 87, Market, Tikka Sheet No 59p.	Deleted from Market and included in R Zone.
179.	M - 67 A		18 m. wide road	18 m. wide road is reduced to 15 m. wide road.
180.	M - 67 B		Residential	Proposed 9 m. wide new road from adjoining R zone.
181.	M - 67 C		9 m. wide road	9 m. wide road is deleted and included in R Zone.
182.	M - 68	2	Site No 89, Recreation Open, Tikka Sheet No 78p, 57p	Deleted from recreational Open Area and included in industrial Zone.
183.	M - 68 A		36 m. wide road	The width for ring road is reduced from 36 mts to 18 mts but at the time of execution of cluster the width of road should be 24 mts.
184.	M - 68 B		12 m. wide road	12 m. wide road is reduced to 9 m. wide road.
185.	M - 68 C		Site No 88, Recreation Open, Tikka sheet No 80p	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
186.	M - 69	2	Site No 90, Recreation Open, Tikka sheet No 77p, 78p	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
187.	M - 69 A		Residential	Deleted from R zone and proposed 9 m. Wide road.
188.	M - 70		Site No 91, Health Facilities (Health Centre), Tikka Sheet No 77	Deleted from Health Facilities and included in R Zone; for relocation as amenity space in URS.
189.	M - 70 A		Existing Road	Existing road is reinstated as proposed 9 m. wide road
190.	M - 71	2	Site No 92, Recreation Open, Tikka sheet No 58	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
191.	M - 71 A		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
192.	M - 71 B		9 m. wide road.	9 m. wide road is deleted and included in R Zone.

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193.	M - 71 C		Residential	Deleted from R Zone and proposed 12 m. Wide road.
194.	M - 71 D		9 m. wide road.	9 m. wide road is widened to 12 m. wide road.
195.	M - 71 E.		Residential	Deleted from R Zone and proposed 9 m. wide road.
196.	M - 72	2	Site No 93, Educational facilities (Primary School), Tikka sheet No 58	Deleted from Educational Facilities and included in R Zone.
197.	M - 73		Site no 94, Recreation Open, Tikka sheet No 58	Deleted from Recreational Open Area and included in R Zone.
198.	M - 73 A	2	12 m. wide road.	18 m. wide road is reduced to 9 m. wide road.
199.	M - 73 B		Residential Zone	Deleted from R Zone and proposed 9 m. wide road.
200.	M - 73 C		12 m. wide road	12 m. wide road is reduced to 9 m. wide road and adjoining sites, zones are adjusted.
201.	M - 74		Site no 97, Health Facilities (Hospital), Tikka sheet No 53p, 56p.	Site No. 97 (M74) should be reserve for exclusively Hospital in URS.
202.	M - 74 A		36 m. wide road	The width for ring road is reduced from 36 mts to 18 mts but at the time of execution of cluster the width of road should be 24 mts.
203.	M - 74 B	2	12 m. wide road	9 m wide road should be deleted.
204.	M - 74 C		Site No 95, Utility Services (Parking), Tikka sheet No 56p, 57p	Deleted from Parking and included in R Zone; for relocation as amenity space in URS.
205.	M - 74 D		Site No 96, Utility Services (Water Supply) Tikka sheet No 53p, 56p.	Site No. 96 (M 74 D) should be reserve for exclusively Hospital in URS.
206.	M - 74 E		Residential Zone	(M74E) should be reserve for exclusively Hospital in URS.
207.	M - 75		Site No 98, Recreation Open, Tikka sheet No 53p, 56p.	(M75) should be reserve for exclusively Hospital in URS.
208.	M - 75 A	2	Residential Zone	Proposed 24 m. wide road and adjoining sites, zones are adjusted accordingly.
209.	M - 75 B		Site No 99, Recreation Open, Tikka sheet No 51a part	Deleted from Recreational Open and included in R Zone; for relocation as amenity space in URS.
210.	M - 75 C		Site no 100, Utility Services (Water Supply), Tikka sheet	Deleted from Utility Services (water supply) and included in R

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			No 51a part, 52 p	Zone; for relocation as amenity space in URS.
211.	M - 75 D		Site No 101, Recreation Open, Tikka sheet No 51a part, 52 p	Deleted from Recreational Open and included in R Zone; for relocation as amenity space in URS.
212.	M - 75 E		Site no102, Utility Services (Parking), Tikka sheet No 51p, 51a part.	Deleted from utility services (parking) and included in R Zone; for relocation as amenity space in URS.
213.	M - 75 F		Site No 122, Recreation Open, Tikka Sheet No 53p, 54p.	Deleted from Recreational Open and included in R Zone; for relocation as amenity space in URS.
214.	M - 75 g		Site No 123, Recreation Open, Tikka Sheet No 53p, 54p.	Deleted from Recreational Open and included in R Zone; for relocation as amenity space in URS.
215.	M - 75H		Site No 124, Recreation Open, Tikka Sheet No 53p, 54p.	Deleted from Recreational Open and included in R Zone; for relocation as amenity space in URS.
216.	M - 76		Site No 106, Recreation Open, Tikka Sheet No 50p.	Deleted from Recreational Open Area and included in R Zone.
217.	M - 76 A		12 m. wide road.	12 m. wide road is reduced to 9 m. wide road.
218.	M - 76 B		12 m. wide road.	12 m. wide road is widened to 15 m. wide road.
219.	M - 76 C	2	Commercial Zone	Proposed 9 m. wide road from adjoining commercial zone.
220.	M - 76 D		9 m. wide road	9 m. road is deleted and included in Commerciala Zone.
221.	M - 76 E		Commercial Zone	9 m. wide road is proposed from adjoining Commercial Zone.
222.	M - 76 F		Commercial zone	9 m. wide road is proposed from adjoining Commercial Zone.
223.	M - 76 G		Residential zone	Proposed 15 m. wide new road from adjoining R Zone.
224.	M - 77		Commercial Zone	Deleted from Commercial Zone and included in Residential Zone as shown on plan.
225.	M - 77 A	2	Site No 103, Educational Facilities (Integrated School), Tikka Sheet No 51p.	Deleted from Educational Facilities (Integrated School) and included in R Zone; for relocation as amenity space in URS.
226.	M - 77 B		Site No 104, Recreation Open, Tikka Sheet No 51p.	Deleted from Recreational Open and included in R Zone; for relocation as amenity space in URS.
227.	M - 77 C		Site No 107, Recreation Open, Tikka Sheet No 33p, 34p.	Deleted from Recreational Open and included in R Zone; for relocation as amenity space in URS.

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228.	M-77 D		9 m. wide road	9 m. wide road is widening to 12 m. wide road.
229.	M-78	2	Site No 108, Utility Services (Parking), Tikka Sheet No 35p.	Deleted from Parking and included in Commercial Zone; for relocation as amenity space in URS.
230.	M-78 A		12 m. wide road	12 m. wide road is widened to 15 m. wide road.
231.	M-79		Site No 109, Recreation Open, Tikka Sheet No 37p, 48p.	Deleted from Recreational Open Area and included in Commercial Zone; for relocation as amenity space in URS.
232.	M-79 A	2	24 m. wide road	24 m. wide road is reduced to 15 m. wide road.
233.	M-79 B		12 m. wide	12 m. wide road is deleted and included in Commercial Zone.
234.	M-79 C		Commercial Zone	9 m. wide road is proposed from adjoining commercial Zone.
235.	M-80		Site No 111, Recreation Open, Tikka Sheet No 39p.	Deleted from Recreational Open Area and included in R Zone.
236.	M-80 A	2	18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
237.	M-80 B		9 m. wide road	9 m. wide road is deleted and included in R Zone.
238.	M-81	2	Site No 112, Socio Cultural facilities (Community Hall & Library), Tikka Sheet No 40p, 45p.	Deleted from Socio Cultural facilities and included in R Zone; for relocation as amenity space in URS.
239.	M-81 A		9 m. wide road.	9 m. road is deleted and included in R Zone.
240.	M-82	2	Site No 113, Recreation Open, Tikka Sheet No 23a part.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
241.	M-82 A		12 m. wide road	12 m. wide road in deleted and included in R Zone.
242.	M-83	2	Site No 114, Educational facilities (Primary School), Tikka Sheet No 23p.	Deleted from Primary School and included in R Zone; for relocation as amenity space in URS.
243.	M-83 A		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
244.	M-84	2	Site No 115, Recreation Open, Tikka Sheet No 23p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
245.	M-84 A		12 m. wide road.	12 m. wide road is deleted and included in R Zone.
246.	M-85	2	Site No 116, Public Amenities, Tikka Sheet No 25p, 26p.	Deleted from Public Amenities and included in Commercial Zone.
247.	M-86	2	Site No 117, Educational facilities (Primary School), Tikka	Deleted from Primary School and included in Commercial



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248.	M-86 A		Sheet No 27p.	Zone; for relocation as amenity space in URS.
249.	M-86 B		9 m. wide road	9 m. wide is deleted and included in R Zone
250.	M-86 C		18 m. wide road	18 m. wide road is deleted and included in R Zone.
251.	M-86 D		18 m. wide road	18 m wide road is reduced to 9 m. wide road.
252.	M-86 E		Site No 118, Recreation Open, Tikka Sheet No 27p.	Deleted from Recreational Open Area and included in R Zone.
253.	M-87		12 m. wide road	12 m. wide road is reduced to 9 m. wide road.
254.	M-87 A	2	Site No 119, Recreation Open, Tikka Sheet No 34p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
255.	M-88	2	24 m. wide road	24 m. wide road is reduced to 18 m. wide road.
256.	M-89		Site No 120, Market, Tikka Sheet No 34p.	Deleted from Market and included in R Zone; for relocation as amenity space in URS.
257.	M-89 A	2	Site No 125, Educational facilities (Integrated School), Tikka Sheet No 32p, 33p.	Deleted from Educational facilities and included in R Zone; for relocation as amenity space in URS.
258.	M-89 B		9 m. wide road	9 m. wide road is deleted and included in R Zone.
259.	M-90		Site No 121, Utility Services (Parking / Truck Terminus), Tikka Sheet No 32p	Site no 121 M 89 B reserved for utility services (parking cum transport mail/truck terminus) also change in reservation boundaries be modified and kept in commercial zone
260.	M-90 A	2	Site No 126, Recreation Open, Tikka Sheet No 32p, 33p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
261.	M-91	2	9 m. wide road	9 m. wide road is deleted and included in C Zone.
262.	M-92		Site No 127, Recreation Open, Tikka Sheet No 34p.	Deleted from Recreational Open Area and included in R Zone.
263.	M-92 A	2	Site No 128, Recreation Open, Tikka Sheet No 29p.	Deleted from Recreational Open Area and included in Public Amenities i.e. community Hall, Library.
264.	M-92 B		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
			Site No129, Recreation Open, Tikka Sheet No 17p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.

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265.	M-93	2	Site No 130, Recreation Open, Tikka Sheet No 17p, 18p.	Deleted from Recreational Open Area and included in R Zone.
266.	M-94		Site No 131, Market, Tikka Sheet No 19p.	Site No. 131 shown in Commercial Zone to be modified public/semi public utility only.
267.	M-94 A	2	24 m. wide road	24 m. wide road is reduced to 12 m. wide road.
268.	M-94 B		18 m. wide road	18 m. wide road is deleted and included in R Zone.
269.	M-95		Site No 133, Recreation Open, Tikka Sheet No 20p.	Deleted from Recreational Open Area and included in R Zone.
270.	M-95 A		9 m. wide road	9 m. wide road is deleted and included in R Zone.
271.	M-95 B		18 m. wide road	18 m. wide road is deleted and included in R Zone.
272.	M-95 C	2	18 m. wide road	18 m. wide road is reduced to 9 m. wide road.
273.	M-95 D		Residential	9 m. wide new road proposed from adjoining R Zone.
274.	M-95 E		18 m. wide road	18 m. wide road is deleted and included in R Zone.
275.	M-95 F		Site No 132, Recreation Open, Tikka Sheet No 19p, 20p.	Deleted from Recreational Open Area and included in C Zone; for relocation as amenity space in URS.
276.	M - 96	2	Site No 134, Utility Services (Parking), Tikka Sheet No 20p.	Deleted from Parking and included in Residential Zone; for relocation as amenity space in URS.
277.	M - 97	2	Site no 135, Recreation Open, Tikka Sheet No 21p.	Deleted from Recreational Open Area and included in Residential Zone; for relocation as amenity space in URS.
278.	M - 98	2	Site No 136, Recreation Open, Tikka Sheet No 9p, 8p.	Deleted from Recreational Open Area and included in Residential Zone; for relocation as amenity space in URS.
279.	M - 99		Site No 137, Health Facilities (Health Centre), Tikka Sheet No 21p, 22p.	Deleted from Health Facilities and included in R Zone; for relocation as amenity space in URS.
280.	M-99 A		9 m. wide road	9 m. wide road is deleted and included in R Zone.
281.	M-99 B	2	18 m. wide road	12 m. wide road is reduced to 9 m. wide road.
282.	M-99 C		9 m. wideroad	9 m. wide road is widened to 12 m. wide road.
283.	M-99 D		Site no 138, Recreation Open, Tikka Sheet No 21p, 22p.	Deleted from Recreational Open and included in R Zone; for relocation as amenity space in URS.

Sr. No	Modification No	Sector No 2	Proposals as per the Development Published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
284.	M - 100	2	Site No 142, Recreation Open, Tikka Sheet No 18p, 19p.	Deleted from Recreational Open Area and included in Residential Zone.
285.	M-100A		9 m. wide road	9 m. wide road is deleted and included in R Zone.
286.	M-100 B		Site No 139, Recreation Open, Tikka Sheet No 19p.	Deleted from Recreational Open Area and included in Residential Zone; for relocation as amenity space in URS.
287.	M-100 C		Site No 140, Recreation Open, Tikka Sheet No 19p.	Deleted from Recreational Open Area and included in Residential Zone; for relocation as amenity space in URS.
288.	M-100 D	2	Site No 141, Health Facilities (Health center) Tikka Sheet No 19p.	Deleted from Health Centre and included in R Zone; for relocation as amenity space in URS.
289.	M-101		Site No 143, Recreation Open, Tikka Sheet No 18p.	Site No 143 A&B recreational open space should be deleted.
290.	M-101 A		18 m. wide road.	18 m. wide road is deleted and included in R Zone.
291.	M-101 B		R zone.	12 m. wide new road is proposed from adjoining Residential Zone
292.	M-101 C	2	R Zone	New Road should be provided from Bk No 906 behind Bk no 904, M 102 A & M 102 B of 12m width.
293.	M-102		Site No 146, Educational facilities (Primary School) Tikka Sheet No 17p, 18p.	Deleted from Primary School and included in Residential Zone.
294.	M-102 A		12 m. wide road	12 m. wide road is reduced to 9 m. wide road.
295.	M-102 B		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
296.	M-102 C	2	Commercial Zone	12 m. wide new road is proposed from adjoining C Zone.
297.	M-102 D		Site No 144, Recreation Open, Tikka Sheet No 14p, 18p	Deleted from Recreational Open Area and included in Residential Zone; for relocation as amenity space in URS.
298.	M-102 E		Site No 145, Socio Cultural facilities (Community Hall & Library), Tikka Sheet No 17p, 18p.	Deleted from Socio Cultural facilities and included in R Zone; for relocation as amenity space in URS.
299.	M-103		site No 147, Recreation Open, Tikka Sheet No 14p, 18p.	Deleted from Recreational Open Area and included in Residential Zone.
300.	M-103 A	2	24 m. wide road	24 m. wide road is reduced to 18 m. wide road.
301.	M-103 B		Residential Zone	12 m. wide new road is proposed from adjoining R Zone.



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Sr. No	Modification No	Sector No 2	Proposals as per the Development Published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
302.	M-103 C		12 m. wide road.	12 m. wide road is deleted and included in R zone.
303.	M-103 D		9 m. wide road	9 m. wide road is deleted and included in R Zone.
304.	M-103 E		18 m. wide road	18 m. wide road reduced to 9 m. wide road.
305.	M-104		Site no 148, Educational Facilities (Primary School), Tikka Sheet No 20p.	(I) Reservation No. 148 ( M 104) deleted from educational facilities and included in R Zone for relocation as amenity space in URS to be modified and kept reserved for educational facilities only on existing school area. (II) आरक्षण क्रमांक एम 104 रद्द करून त्याच्याच बाजूला असलेला रहिवास क्षेत्र दाखविणेत आलेला भाग वगळून ते शैक्षणिक उपक्रमासाठी राखीव ठेवणेत यावा.
306.	M- 104 A	2	9 m. wide road	9 m , wide road is widened to 12 m. wide road.
307.	M- 104 B		12 m. wide road	12 m. wide road is deleted and included in Commercial Zone.
308.	M- 104C		9 m. wide road	9 m. wide road is deleted and included in Commercial Zone.
309.	M-104 D		Residential	12 m. wide new road is proposed and adjoining site and zone is adjusted.
310.	M- 104 E		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
311.	M-104 F		Site No 149, Recreation Open, Tikka Sheet No 20p.	Deleted from Recreational Open Area and included in Residential Zone; for relocation as amenity space in URS.
312.	M-104 G		Site No 150, Recreation Open, Tikka Sheet No 20p.	Deleted from Recreational Open Area and included in Residential Zone; for relocation as amenity space in URS.
313.	M - 105		Site No 151, Public Amenities, Tikka Sheet No 10p, 11p	Deleted from public Amenities and included in Residential Zone; for relocation as amenity space in URS.
314.	M-105 A	2	18 m. wide road	18 m. wide road is reduced to 9 m. wide road.
315.	M-105 B		18 m. wide road	18 m, wide road is reduced to 12 m. wide road.
316.	M -106	2	Site No 152, Recreation Open, Tikka Sheet No 10p, 11p	Deleted from Recreational Open Area and included in Residential Zone; for relocation as amenity space in URS.

Sr. No	Modification No	Sector No 2	Proposals as per the Development Published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
317.	M-106 A		12 m. wide road.	12 m, wide road is deleted and included in R Zone.
318.	M 106 B		Residential Zone	9 m. wide new road proposed from adjoining R Zone.
319.	M-106 C		9 m. wide road	9 m. wide road is widening to 12 m. wide road.
320.	M-107		18 m. wide road	18 m. wide road is deleted and included in R Zone.
321.	M-107 A	2	18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
322.	M-107 B		9 m. wide road	9 m. wide road is deleted and included in R Zone.
323.	M - 108		Site no 153, Recreation Open, Tikka Sheet No 10p, 22p.	Deleted from Recreational Open Area and included in Commercial Zone; for relocation as amenity space in URS.
324.	M-108 A	2	36 m. wide road	The width for ring road is reduced from 36 mts to 18 mts but at the time of execution of cluster the width of road should be 24 mts.
325.	M - 109	2	Site No 154, Educational facilities (Integrated School), Tikka Sheet No 7p, 8p	Deleted from Educational Facilities and included in R Zone; for relocation as amenity space in URS.
326.	M - 110	2	Site No 155, Utility Services (Burial Ground), Tikka Sheet No 7p, 8p	Deleted from Burial Ground and included in R Zone; for relocation as amenity space in URS.
327.	M - 111	2	Site No 156, Utility Services (Cremation Ground), Tikka Sheet No 7p, 8p	Deleted from Cremation ground and included in R Zone; for relocation as amenity space in URS.
328.	M - 112	2	Site No 157, Recreation Open, Tikka Sheet No 7p, 8p	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
329.	M-112 A		Site No158, Recreation Open, Tikka Sheet No 6p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
330.	M - 113		Site No 159, Recreation Open, Tikka Sheet No 6p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
331.	M-113 A	2	30 m. wide road	Kalyan Ambemath road is reduced from 30 mts to 20 mts but at the time of cluster development the width of road should be 30 mts.
332.	M - 114	2	Site no 160, Recreation Open, Tikka Sheet No 6p.	Deleted from Recreational Open Area and included in R Zone.
333.	M - 115	2	Site no 161, Market (Municipal Mall), Tikka Sheet No	Deleted from Municipal Mall and included in R Zone.

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Sr. No	Modification No	Sector No 2	Proposals as per the Development Published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
			5p, 6p, 16p, 3p	
334.	M-115 A		18 m. wide road	18 m. wide road is deleted and included in R Zone.
335.	M-115 B		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
336.	M-115 C		Residential Zone	12 m wide new road is proposed from adjoining R Zone.
337.	M-115 D		18 m. wide road	18 m. road is reduced to 9 m. wide road.
338.	M-115 E		Site no 165, Public Amenities (UMC Purpose), Tikka Sheet No 5	Deleted and included in Station Area Improvement Scheme.
339.	M-115 F		Site No 166, Recreation Open, Tikka Sheet No 6p	Deleted and included in Station Area Improvement Scheme.
340.	M -116		Site No 162, Recreation Open, Tikka Sheet No 14p, 18p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
341.	M-116 A	2	18 m. wide road	18 m. wide road is deleted and included in R Zone.
342.	M-116 B		Site no 163, Recreation Open, Tikka Sheet No 14p, 18p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
343.	M-116 C		Site no 164, Public Amenities, Tikka Sheet No 4P, 5P.	Deleted and included in Station Area Improvement Scheme.
344.	M - 117	2	Site no 167, Recreation Open, Tikka Sheet No 6p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
345.	M - 118	2	Site no 168, Recreation Open, Tikka Sheet No 1p, 2p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
346.	M - 119	2	Site No 169, Recreation Open, Tikka Sheet No 1p, 2p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
347.	M - 120	2	Site no 170, Recreation Open, Tikka Sheet No 1p, 2p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.

Table No. 1.3: Details of Proposed Modification - Sector 3

Sr. No	Modification No	Sector No 3.	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
348.	M-121	3	Site No171, Recreational Open, Tikka Sheet No 35p, 36p.	Deleted from Recreational Open and proposed as Stadium.
349.	M-121 A		Site No 172 Educational Facilities (Primary School), Tikka Sheet No 35p, 36p.	Deleted from Primary School and proposed as Stadium.
350.	M-121 B		Residential zone	Deleted from R zone and proposed as Stadium as a part of site 171.
351.	M-122	3	Site No 173, Recreational Open, Tikka Sheet No 35p, 36p.	Deleted from Recreational Open Area and included in R for relocation as amenity space in URS.
352.	M-122 A		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
353.	M-123		Site No 174 Public Amenities, Tikka Sheet No15p.	Deleted from Public Amenities and included in C Zone.
354.	M-123 A	3	12 m. wide road.	12 m. wide road is deleted and included in Commercial Zone.
355.	M-124		Site No 175, Utility Services (Parking), Tikka Sheet No 15p.	Deleted from Parking: included in Station Area Improvement Scheme.
356.	M-124A		12 m. wide road.	M 124A should be modified the width of road should be kept 12 mts upto Chandramani Buddha vihar Ulhasnagar-4.
357.	M-124 B	3	24 m. wide road	24 m. wide road is deleted and included in Commercial Zone.
358.	M - 125		Site No 176, Recreational Open, Tikka Sheet No 5p, 8p.	Green Zone shown M 125 A toward railway track should be converted in R Zone.
359.	M 125 A		18 m. wide road	18 m. wide road is reduced to 9 m. wide road.
360.	M 125 B	3	12 m. wide road.	12 m. wide road is deleted and included in Residential Zone.
361.	M 125 C		Residential	12 m wide new road is proposed from adjoining R Zone.
362.	M 125 D		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
363.	M- 126	3	Site No 177, Recreational Open, Tikka Sheet No 4p.	Deleted from Recreational Open Area and included in R for relocation as amenity space in URS.



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Sr. No	Modification No	Sector No. 3.	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
364.	M-126 A		9 m. wide road	9 m. wide road is deleted and included in R Zone.
365.	M-126 B		12 m. wide road.	12 m. Wide road is deleted and included in R zone.
366.	M-126 C		Residential	9 m. wide new road is proposed from adjoining R Zone.
367.	M-126 D		12 m. wide road.	12 m. wide road is reduced to 9 m. wide road.
368.	M-127		Site No 178, Recreational Open, Tikka Sheet No 4p.	Deleted from Recreational Open Area and included in I Zone.
369.	M-127 A	3	9 m. wide road	9 m. wide road is deleted and included in Existing Amenities Area.
370.	M-127 B		9 m. wide road	9 m. wide road is widened to 12 m. wide road.
371.	M-127 C		Residential	Proposed I Zone from adjoining R Zone.
372.	M-128		Site No 179, Market, Tikka Sheet No 8p.	Deleted from Market and included in R Zone.
373.	M-128 A	3	Residential	Existing road from O.T. section to station will be 12 mts. Road from Hindustan pencil factory to O.T. should be 12 mts.
374.	M-129		Site No 180, Recreational Open, Tikka Sheet No 13p.	Deleted from Recreational Open Area and included in R Zone.
375.	M-129 A	3	24 m. wide road	24 m. wide road is reduced to 12 m. wide road.
376.	M-129 B		12 m. wide road.	12 m. wide road is widened to 18 m. wide road.
377.	M-129 C		Residential	Proposed 12 m. wide new road from adjoining R for relocation as amenity space in URS.
378.	M-130	3	Site No 181, Recreational Open, Tikka Sheet no 21p	Deleted from Recreational Open Area and included in R Zone.
379.	M-130 A		Commercial zone	Deleted from C zone and included in R zone.
380.	M-131		Site No 182, Recreational Open, Tikka Sheet 21p.	Deleted from recreational Open area and included in Commercial Zone for relocation as amenity space in URS.
381.	M-131 A	3	18 m. wide road	18 m wide road is reduced to 12 m wide road.
382.	M-131 B		Commercial	New 9 mts road proposed road from site NO. 184 to dattatray vayam shala should be deleted

Sr. No	Modification No	Sector No 3.	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
383.	M-131 C		12 m. wide road.	12 m. road is deleted and included in C Zone.
384.	M-132	3	Site No 183, Utility Services (Parking), Tikka Sheet No 15p.	Deleted from Parking and included in C Zone; for relocation as amenity space in URS.
385.	M-132 A		24 m. wide road	24 m. wide road is reduced to 15 m. wide road.
386.	M-133	3	Site No 184, Recreational Open, Tikka Sheet No 15p, 21p.	Deleted from Recreational Open Area and included in C Zone; for relocation as amenity space in URS.
387.	M-133 A		30 m. wide road	30 m. wide road is reduced to 24 m. wide road
388.	M-134	3	Site No 185, Recreational Open, Tikka Sheet No 22p.	Deleted from Recreational Open Area and included in C Zone; for relocation as amenity space in URS.
389.	M-135		Site No 186, Recreational Open, Tikka Sheet No 22p, 23p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
390.	M-135 A	3	Residential	12 m. wide new road proposed from adjoining R Zone.
391.	M-135 B		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
392.	M-135 C		9 m. wide road	9 m. wide road is widened to 12 m. wide road.
393.	M-136		Site No 187, Market, Tikka Sheet No 35p, 36p.	Deleted from Market and included in R Zone; for relocation as amenity space in URS.
394.	M-136 A	3	12 m. wide road.	12 m. wide road is deleted and included in Residential Zone.
395.	M-136 B		18 m. wide road	18 m. wide road is deleted and included in R Zone.
396.	M-137	3	9 m. wide road	9 m. wide road is deleted and included in R Zone.
397.	M-138	3	Site No 189 Recreational Open, Tikka Sheet No 35p, 36p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
398.	M-138 A		9 m. wide road	9 m. wide road widened to 12 m. wide road.
399.	M-139	3	Site No 190, Educational Facilities (Primary School), Tikka Sheet No 35p, 36p.	Deleted from Education Facilities and included in R Zone.
400.	M-139 A		24 m. wide road	24 m. wide road is reduced to 12 m. wide road under URS.
401.	M-140	3	Site No 191, Recreational Open, Tikka Sheet No 34p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.

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Sr. No	Modification No	Sector No 3.	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
402.	M 140 A		12 m. wide road	12 m. wide road is deleted and included in Residential Zone.
403.	M - 141		Site No 192, Recreational Open, Tikka Sheet No 21P,	Deleted from Recreational Open Area and included in R Zone.
404.	M 141 A	3	12 m. wide road.	12 m. wide road is deleted and included in respective Residential & Commercial Zone.
405.	M 141 B		9 m. wide road	9 m. wide road is deleted and included in R Zone.
406.	M 141 C		12 m. wide road.	M 141C to be deleted.
407.	M 141 D		18 m. wide road	18 m. Wide road is reduced to 9 m. wide road.
408.	M 141 E		Residential Zone	9 m. wide new road is proposed from adjoining R Zone.
409.	M - 142		Site No 193, Recreational Open, Tikka Sheet No 20p.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
410.	M 142 A	3	12 m. wide road.	12 m. wide road is deleted and included in adjoining R Zone.
411.	M 142 B		9 m. wide road	9 m. wide road is deleted and included in adjoining R zone.
412.	M 142 C		18 m. wide road	18 m. wide road is deleted and included in R Zone.
413.	M - 143		Site No 194, Recreational Open, Tikka Sheet No 14P, 20P.	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
414.	M 143 A	3	12 m. wide road.	12 m. wide road is deleted and included in adjoining R Zone.
415.	M 143 B		12 m. wide road.	12 m. wide road is reduced to 9 m. wide road.
416.	M - 144	3	Site No 195, Educational Facilities (Primary School), Tikka Sheet No 7p, 12p.	(i) Site No.195, 50% of area should keep for commercial purpose only. (ii) Site No.195, 50 % deleted and R Zone as URS
417.	M 144 A		Site No 200, Recreational Open, Tikka Sheet No 12p, 13p.	(i) Site No. 200 (M 144 A) 50% of area should keep for



Sr. No	Modification No	Sector No 3.	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
				commercial purpose only.
				(ii) आरक्षण क्रमांक 144-ए वगळण्यात येवून तो सार्वजनिक उपक्रम (पब्लिक युटीलीटी) करीता आरक्षीत ठेवणेत यावा. त्या करीता सार्वजनिक उपक्रमाची व्याख्या विचारात घेण्यात यावी उदा. नाट्यगृह, खुलेरंगमंच, इत्यादी.
				(iii) Site No. 200, M-144 A 50 % deleted and R Zone as URS.
418.	M - 145	3	Site No 196, Socio Cultural Facilities (Community Hall & Library), Tikka Sheet No 12p.	Deleted from Socio Cultural facilities and included in Industrial Zone; for relocation as amenity space in URS.
419.	M - 146		Site No 197, Recreational Open, Tikka Sheet No 6p, 11p.	Deleted from recreational Open Area and included in Industrial Zone; for relocation as amenity space in URS.
420.	M 146 A	3	36 m. wide road	The width for ring road is reduced from 36 mts to 18 mts but at the time of execution of cluster the width of road should be 24 mts.
421.	M 146 B		12 m wide road	12 m wide road is deleted and included in Industrial Zone.
422.	M - 147	3	Site No 198, Public Amenities (Vocational Training Centre), Tikka Sheet No 12p.	आरक्षण क्रमांक एम 147 वगळण्यात येवून तो सार्वजनिक उपक्रम (पब्लिक युटीलीटी) करीता आरक्षीत ठेवणेत यावा. त्या करीता सार्वजनिक उपक्रमाची व्याख्या विचारात घेण्यात यावी उदा. नाट्यगृह, खुलेरंगमंच, इत्यादी.
423.	M - 148	3	Site No 199, Health Facilities (Health Centers), Tikka Sheet No 12p.	Deleted from Health facilities and included in adjoining R Zone; for relocation as amenity space in URS.
424.	M - 149		Site No 201 Recreational Open, Tikka Sheet No 19p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS..
425.	M 149 A	3	9 m. wide road	9 m. wide road is deleted and included in adjoining R Zone.
426.	M - 150	3	9 m. wide road	9 m. wide road is deleted and included in adjoining R Zone.

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Sr. No	Modification No	Sector No 3.	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
427.	M 150 A		12 m. wide road.	12 m. wide road is deleted and included in adjoining R Zone.
428.	M - 151	3	Site No 202, Utility Services (Parking), Tikka Sheet No 18p.	Deleted from Utility Services (Parking) and included in adjoining R Zone; for relocation as amenity space in URS.
429.	M 151 A		9 m. wide road	9 m. wide road is deleted and included in adjoining R Zone.
430.	M - 152	3	Site No 203, Recreational Open, Tikka Sheet No	Deleted from Recreational Open Area and included in adjoining R Zone under URS.
431.	M - 153	3	Site No 204, Utility Services (Water Supply), Tikka Sheet No 18p, 28p.	Deleted from Utility Services and included in adjoining R Zone; for relocation as amenity space in URS.
432.	M - 154	3	Site No 205, Educational Facilities (Integrated School), Tikka Sheet No 17p.	Deleted from Educational Facilities (Integrated School) and included in R Zone; for relocation as amenity space in URS.
433.	M - 155	3	Site No 206, Market, Tikka Sheet No 18p.	Deleted from Market and included in adjoining C Zone.
434.	M 155 A		9 m. wide road	9 m. wide road is deleted and included in adjoining C Zone.
435.	M - 156	3	Site No 207, Recreational Open, Tikka Sheet No 29p.	Deleted from Recreational Open Area and included in adjoining R Zone.
436.	M 156 A		9 m. wide road	9 m. wide road is deleted and included in adjoining R Zone.
437.	M-156 B		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
438.	M - 157	3	Site No 208, Recreational Open, Tikka Sheet No 29p.	Deleted from Recreational Open Area and included in adjoining R Zone.
439.	M - 158	3	Site No 209, Recreational Open, Tikka Sheet No 20p.	Deleted from Recreational Open Area and included in adjoining R Zone.
440.	M 158 A		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
441.	M - 159	3	Site No 210, Educational Facilities (Integrated School), Tikka Sheet No 20p.	Deleted from Educational Facilities (Integrated School) and included in adjoining R Zone; for relocation as amenity space in URS.

Sr. No	Modification No	Sector No 3.	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
442.	M 159 A		12 m. wide road.	12 m. wide road is deleted and included in adjoining R Zone.
443.	M - 160		Site No 211, Recreational Open, Tikka Sheet No 23P.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
444.	M 160 A	3	24 m. wide road	24 m. wide road is reduced to 15 m. wide road.
445.	M 160 B		9 m. wide road	9 m. wide road is deleted and included in adjoining R Zone.
446.	M - 161	3	Site No 212, Socio Cultural Facilities (Community Hall & Library), Tikka Sheet No 23p.	Deleted from Socio Cultural Facilities (community Hall & Library) and included in adjoining R Zone; for relocation as amenity space in URS.
447.	M - 162		Site No 213, Recreational Open, Tikka Sheet No 33p, 34p, 42p, 44p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
448.	M 162 A	3	Site No 214, Utility Services (Water Supply), Tikka Sheet No 33p, 34p, 42p, 44p.	Deleted from Utility Services and included in adjoining R Zone; for relocation as amenity space in URS.
449.	M 162 B		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
450.	M 162 C		12 m. wide road	12 m. wide road is reduced to 9 m. wide road.
451.	M - 163	3	Site No 215, Recreational Open, Tikka Sheet No 33p, 34p, 42p, 44p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
452.	M 163 A		12 m. wide road.	12 m. wide road is reduced to 9 m. wide road.
453.	M - 164		Site No 216, Recreational Open, Tikka Sheet No 33p, 34p, 42p, 44p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
454.	M 164 A	3	12 m. wide road.	12 m. wide road is deleted and included in adjoining R Zone.
455.	M 164 B		18 m. wide road	18 m. Wide road is reduced to 12 m. wide road.
456.	M 164 C		9 m. wide road	9 m.. Wide road is deleted and included in adjoining R Zone.
457.	M - 165	3	Site No 217, Health Facilities (Health Centers), Tikka Sheet No 43p.	Deleted from Health Facilities and included in adjoining R Zone; for relocation as amenity space in URS.
458.	M 165 A		Site No 218, Recreational Open, Tikka Sheet No 43p, 44p.	Deleted from Recreational Open Area and included in

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459.	M - 166			adjoining R Zone; for relocation as amenity space in URS.
460.	M 166 A	3	Site No 219, Public Amenities, Tikka Sheet No 45p.	Deleted from Public Amenities and included in adjoining R Zone; for relocation as amenity space in URS.
461.	M - 167		Site No 220, Recreational Open, Tikka Sheet No 45p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
462.	M 167 A		Site No 221, Socio Cultural Facilities (Community Hall & Library), Tikka Sheet No 44p, 45p.	Deleted from Socio Cultural facilities (Community Hall & Library) and included in adjoining R Zone.
463.	M 167 B		9 m. wide road	9 m. wide road is deleted and included in adjoining R Zone.
464.	M 167 C	3	9 m. wide road	M 167 B 9 mts road from Block B- 312 to 314 should be continue
465.	M 167 D		36 m. wide road	(i) Alignment of ring road 167 C should be kept without affecting any Govt. built block.
466.	M - 168		18 m. wide road	(ii) The width for ring road is reduced from 36 mts to 18 mts but at the time of execution of cluster the width of road should be 24 mts.
467.	M 168 A	3	Site No 222, Public Amenities, Tikka Sheet No 32p, 41p	18 m. wide road is reduced to 12 m. wide road.
468.	M 168 B		Site No 223, Recreational Open, Tikka Sheet No 32p, 41p	Deleted from Public Amenities and included in adjoining R Zone; for relocation as amenity space in URS.
469.	M - 169		9 m. wide road	Deleted from Recreational Open Area and included in R Zone; for relocation as amenity space in URS.
470.	M 169 A	3	Site No 224, Health Facilities (Health Centers), Tikka Sheet No 31p, 32p.	9 m. wide road is deleted and included in R Zone; for relocation as amenity space in URS.
471.	M 169 B		Site No 225, Recreational Open, Tikka Sheet No 31p, 32p.	Deleted from Health Facilities and included in adjoining R Zone; for relocation as amenity space in URS.
			Site No 226, Public Amenities (Post & Telegraph), Tikka Sheet No 31p, 32p.	Deleted from Recreational Open Area and included in adjoining C Zone; for relocation as amenity space in URS.
				Deleted from Post & Telegraph and included as C Zone; for relocation as amenity space in URS.



Sr. No	Modification No	Sector No 3.	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
472.	M 169 C		Site No 227, Recreational Open, Tikka Sheet No 30p	Partly deleted from Recreational Open and included in R Zone; for relocation as amenity space in URS.
473.	M - 170		Site No 228, Recreational Open, Tikka Sheet No 19p.	Deleted from Recreational Open Area and included in adjoining R Zone.
474.	M 170 A	3	Site No 229, Recreational Open, Tikka Sheet No 19p.	Deleted from Recreational Open Area and included in adjoining R Zone.
475.	M - 171	3	Site No 230, Recreational Open, Tikka Sheet No 18p.	Deleted from Recreational Open Area and included in adjoining C Zone.
476.	M 171 A		9 m. wide road	9 m. wide road is deleted and included in adjoining R Zone.
477.	M - 172		Site No 231, Recreational Open, Tikka Sheet No 28p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
478.	M 172 A	3	18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
479.	M 172 B		12 m. wide road.	9 m. wide road is widened to 12 m. wide road.
480.	M - 173	3	Site No 232, Recreational Open, Tikka Sheet No 28p, 29p.	Deleted from Recreational Open Area and included in adjoining R Zone.
481.	M - 174	3	Site No 233, Market, Tikka sheet No 30p	Deleted from Market and included in adjoining Commercial Zone.
482.	M - 175		Site No 234, Recreational Open, Tikka Sheet No 30p, 31p	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
483.	M 175 A		9 m. wide road	9 m. wide road is deleted and included in adjoining R Zone.
484.	M 175 B	3	12 m. wide road.	12 m. wide road is reduced to 9 m. wide road.
485.	M 175 C		Site No 235, Educational Facilities (Integrated School), Tikka sheet No 31p, 32p.	Deleted from Educational Facilities (Integrated School) and included in adjoining R Zone; for relocation as amenity space in URS.
486.	M - 176		Site No 236, Recreational Open, Tikka Sheet No 31p, 32p.	Deleted from Recreational Open Area and included in adjoining R Zone.
487.	M 176 A	3	18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
488.	M 176 B		12 m. wide road.	12 m. wide road is deleted and included in adjoining respective zones.

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Sr. No	Modification No	Sector No 3.	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
489.	M - 177	3	12 m. wide road.	12 m. wide road is deleted and included in adjoining R Zone.
490.	M 177 A		24 m. wide road	24 m. wide road is reduced to 9 m. wide road.
491.	M177 B		R ZONE.	12 m. wide new road is proposed from adjoining R Zone.
492.	M 177 C		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
493.	M 177 D		9 m. wide road	M 177D should be kept only 9 mts wide road.
494.	M 177 E		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
495.	M 177 F		Site No 237, Educational Facilities (Primary School), Tikka Sheet No 42p, 43p.	Deleted from Educational facilities and included in R Zone; for relocation as amenity space in URS.
496.	M 177 G	3	Site No 238, Market, Tikka Sheet No 42p, 43p.	Deleted from Market and included in R Zone under URS.
497.	M 177 H		Site No 239, Recreational Open, Tikka Sheet No 44p	Site No. 239 (177H) deleted from recreation open space area and included in adjoining R Zone relocation as amenities space in URS to be modified and kept for only residential purpose.
498.	M - 178		Site No 240, Health Facilities (Health Centers), Tikka Sheet No 53p.	Deleted from Health Facilities and included in adjoining R Zone; for relocation as amenity space in URS.
499.	M 178 A		Site No 241, Recreational Open, Tikka Sheet No 53p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
500.	M - 179		Site No 242, Recreational Open, Tikka Sheet No 62p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
501.	M 179 A		Site No 246, Market, Tikka Sheet No 69p, 70p.	Deleted from Market and included in adjoining R Zone.
502.	M - 180		Site No 247, Recreational Open, Tikka Sheet No 41p, 42p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
503.	M 180 A	3	24 m. wide road	24 m. wide road is deleted and included in R Zone.
504.	M 180 B		24 m. wide road	24 m. wide road widened to 30 m. wide road.
505.	M 180 C		Residential	12 m. wide new road is proposed from adjoining Residential Zone.
506.	M 180 D		12 m. wide road.	12 m. wide road is widened to 15 m. wide road.
507.	M - 181	3	Site No 248, Recreational Open, Tikka Sheet No 39p.	Deleted from Recreational Open Area and included in adjoining R Zone.

Sr. No	Modification No	Sector No 3.	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
508.	M 181 A		9 m. wide road	9 m. wide road is widened to 12 m. wide road.
509.	M 181 B		18 m. wide road	18 m. wide road is widened to 24 m. wide road.
510.	M - 182		Site No 249, Recreational Open, Tikka Sheet No 39p.	Deleted from Recreational Open Area and included in adjoining R Zone.
511.	M 182 A		9 m. wide road	9 m. wide road is widened to 12 m. wide road.
512.	M 182 B	3	Residential	12 m. wide new road is proposed from adjoining R Zone.
513.	M 182 C		12 m. wide road.	12 m. wide road is deleted and included in adjoining R Zone.
514.	M - 183		Site No 250, Recreational Open, Tikka Sheet No 38p.	Deleted from Recreational Open Area and included in adjoining R Zone.
515.	M 183 A	3	Site No 253, Recreational Open, Tikka Sheet No 38p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
516.	M 183 B		12 m. wide road.	12 m. wide road is deleted and included in adjoining existing amenities.
517.	M - 184	3	Site No 251, Educational Facilities (Primary School), Tikka Sheet No 37p, 38p.	Deleted from Educational facilities (Primary School) and included in adjoining R Zone; for relocation as amenity space in URS.
518.	M 184 A		Site No 252, Recreational Open, Tikka Sheet No 37p, 38p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
519.	M - 185	3	Site No 254, Recreational Open, Tikka Sheet No 37p, 38p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.



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Table No. 1.4: Details of Proposed Modification - Sector 4

Sr. No.	Modification No.	Sector No 4	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
520.	M - 186	4	12 m. wide road	12 m. road is reduced to 9 m. wide road.
521.	M-186 A		Residential	12 m. wide new road is proposed from adjoining R Zone.
522.	M 186 B		12 m. wide road	12 m. wide road is reduced to 9 m. wide road.
523.	M 186 C		9 m. wide road	9 m. wide road is widened to 12 m. wide road.
524.	M 186 D	4	36 m. wide road	The width for ring road is reduced from 36 mts to 18 mts but at the time of execution of cluster the width of road should be 24 mts.
525.	M - 187		Site No 257, Recreational Open, Tikka Sheet No 50p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
526.	M 187 A		Site No 258, health facilities (health center), Tikka Sheet No 50p.	Deleted from Health facilities (Health Centers) and included in adjoining R Zone; for relocation as amenity space in URS.
527.	M 187 B		9 m. wide road	9 m. wide road is deleted and included in adjoining R Zone & respective existing amenities.
528.	M 187 C	4	12 m. wide road	12 m. wide road is reduced to 9 m. wide road.
529.	M 187 D		Site No 259, Recreational Open, Tikka Sheet No 50p	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
530.	M - 188		Site No 260, Recreational Open, Tikka Sheet No 50p, 51p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
531.	M 188 A		18 m. wide road	18 m. wide road is reduced to 9 m. wide road.
532.	M 188 B	4	12 m. wide road	12 m. wide road is deleted and included in adjoining R Zone.
533.	M - 189		Site No 261, Educational Facilities (Integrated School), Tikka Sheet No 59p.	Deleted from Educational facilities (Integrated School) and included in adjoining R Zone; for relocation as amenity space in URS.
534.	M 189 A		Site No 262, Recreational Open, Tikka Sheet No 59p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
535.	M 189 B		Site No 263, Recreational Open, Tikka Sheet No 59p, 60p.	Deleted from Recreational Open Area and included in

Sr. No	Modification No.	Sector No 4	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
536.	M 189 C	4	Site No 264, health center, Tikka Sheet No 59p, 60p.	adjoining R Zone under URS.
537.	M 189 D		12 m. wide road	Deleted from Health facilities (Health Centers) and included in adjoining R Zone; for relocation as amenity space in URS.
538.	M 189 E		9 m. wide road	12 m. wide road is deleted and included in adjoining R Zone, for relocation as amenity space in URS.
539.	M 189 F		9 m. wide road	9 m. wide road is deleted and included in adjoining R Zone.
540.	M - 190	4	Site No 265, Recreational Open, Tikka Sheet No 60p.	9 m. wide road is widened to 12 m. wide road.
541.	M 190 A		18 m. wide road	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
542.	M 190 B		12 m. wide road	18 m. wide road is reduced to 12 m. wide road.
543.	M 190 C		Residential zone	12 m. wide road is deleted and included in adjoining R Zone.
544.	M 190 D	4	9 m. wide road	12 m. wide new road is proposed from adjoining R Zone.
545.	M 190 E		9 m. wide road	9 m. wide road is widened to 12 m. wide road.
546.	M - 191		Site No 266, Socio Cultural Facilities (Community Hall & Library), Tikka Sheet No 68p, 69p.	9 m. wide road is deleted and included in adjoining R Zone.
547.	M 191 A		Site No 267, Recreational Open, Tikka Sheet No 68p, 69p.	Deleted from Socio Cultural facilities (Community Hall & Library) and included in adjoining R Zone.
548.	M 191 B	4	18 m. wide road	Deleted from Recreational Open Area and included in adjoining R Zone.
549.	M 191 C		9 m. wide road	18 m. wide road is reduced to 12 m. wide road.
550.	M 191 D		Residential	9 m. wide road is deleted and included in adjoining R zone.
551.	M 191 E		9 m. wide road	9 m. wide New road is proposed from adjoining R Zone.
552.	M - 192	4	Site No 268, Educational Facilities (primary school), Tikka Sheet No 62p, 63p.	9 m. road is widened upto 12 m. wide road.

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Sr. No	Modification No.	Sector No 4	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
553.	M 192 A		Site No 269, Recreational Open, Tikka Sheet No 62p, 63p.	प्रारूप आरक्षण क्रमांक 269 पोलीस दला करीता आरक्षीत ठेवणेत यावा.
554.	M 192 B		Site No 270, Public Amenity, Tikka Sheet No 62p, 63p.	प्रारूप आरक्षण क्रमांक 270 पोलीस दला करीता आरक्षीत ठेवणेत यावा.
555.	M 192 C		12 m. wide road	12 m. wide road is deleted and included in adjoining Zone.
556.	M 192 D		9 m. wide road	9 m. wide road is deleted and included in adjoining zone.
557.	M 192 E		12 m. wide road	12 m. wide road is reduced to 9 m. wide road.
558.	M - 193		Site No 271, Market, Tikka Sheet No 57p.	Deleted from Market and included in adjoining R Zone; for relocation as amenity space in URS.
559.	M 193 A	4	24 m. wide road	24 m. wide road is reduced to 18 m. wide road.
560.	M 193 B		9 m. wide road	9 m. wide road is deleted and included in adjoining R Zone.
561.	M - 194		Site No 272, Recreational Open, Tikka Sheet No 56p.	Deleted from Recreational Open Area and included in adjoining R Zone.
562.	M 194 A	4	Site No 278, health facilities (health center), Tikka Sheet No 56p.	Deleted from Health facilities (Health Centers) and included in adjoining R Zone.
563.	M 194 B		Residential	9 m. wide New road is proposed from adjoining R Zone.
564.	M 194 C		9 m. wide road	9 m. wide road is widened to 12 m. wide road.
565.	M 194 D		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
566.	M-195		Site No 276, Recreational Open, Tikka Sheet No 63p, 64p.	M 195 to be modified and kept for residential purpose only.
567.	M195 A		Site No 277, Market, Tikka Sheet No 63p, 64p.	Deleted from Market and included in adjoining R Zone; for relocation as amenity space in URS.
568.	M 195 B	4	9 m. wide road	9 m. wide road is widened to 12 m. wide road.
569.	M 195 C		36 m. wide road	The width for ring road is reduced from 36 mts to 18 mts but at the time of execution of cluster the width of road should be 24 mts.
570.	M 195 D		9 m. wide road	9 m. wide road is deleted and included in R zone.
571.	M-196	4	18 m. wide road	18 m. wide road is reduced to 12 m. wide road.

Sr. No	Modification No.	Sector No 4	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
572.	M 196 A		12 m. wide road	12 m. road is reduced to 9 m. wide road.
573.	M 196 B		9 m. wide road	9 m. wide road is deleted and included in adjoining R Zone.
574.	M 196 C		12 m. wide road	12 m. wide road is deleted and included in R zone
575.	M 196 D		Site No 290, Utility Services (Water Supply), Tikka Sheet No 75p, 66p	Deleted from Utility Services (water supply) and included in R Zone.
576.	M - 197		24 m. wide road	24 m. wide road is reduced to 18 m. wide road.
577.	M 197 A		36 m. wide road	The width for ring road is reduced from 36 mts to 18 mts but at the time of execution of cluster the width of road should be 24 mts.
578.	M-197 B		24 m. wide road	24 m. wide road is reduced to 12 m. wide road.
579.	M-197 C		Site No 282, Recreational Open, Tikka Sheet No 75p, 76p.	Site No. 282 deleted from recreational open area and included in commercial zone for relocation as amenity space in URS.
580.	M-197 D	4	Site No 283, Market, Tikka Sheet No 75p, 76p.	(i) Site No. 283 Deleted from market and included in the commercial zone relocation as amenity space in URS. (The part of 283 is Municipal vegetable Market should convert to parking and UMC Market).
581.	M 197 E		Site No 284, Recreational Open, Tikka Sheet No 77p.	(ii) 197 – डी, कॅम्प नं. 5 भाजी मार्केट पार्किंगसाठी आरक्षित करण्यात यावे.
582.	M - 198		9 m. wide road	Deleted from Recreational Open Area and included in adjoining R Zone, for relocation as amenity space in URS.
583.	M 198 A	4	18 m. wide road	9 m. wide road is deleted and included in adjoining R zone.
584.	M 198 B		18 m. wide road	18 m. wide road is deleted and included in adjoining R Zone.
585.	M 198 C		Residential	18 m. wide road is reduced to 12 m. wide road.
				12 m. wide new road is proposed from adjoining R Zone.



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586.	M 198 D	4	18 m. wide road	18 m. wide road is deleted and included in adjoining R Zone.
587.	M 198 E		Residential	9 m. wide New road is proposed from adjoining R Zone.
588.	M 198 F		18 m. wide road	18 m. wide road is reduced to 9 m. wide road.
589.	M 198 G		12 m. wide road	12 m. wide road is deleted and included in r zone.
590.	M - 199		Site No 292, Recreational Open, Tikka Sheet No 64p, 73p	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
591.	M 199 A		Site No 294, Educational Facilities (Integrated School), Tikka Sheet No 64p, 73p	Deleted from Educational facilities (Integrated School) and included in adjoining R Zone; for relocation as amenity space in URS.
592.	M 199 B		Site No 296, Socio Cultural Facilities (Community Hall & Library), Tikka Sheet No 64p, 73p	Deleted from Socio Cultural Facilities (Community Hall & Library) and included in adjoining R Zone; for relocation as amenity space in URS.
593.	M 199 C		Site No 297, Recreational Open, Tikka Sheet No 81p	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
594.	M 199 D		18 m. wide road	18 m. wide road is reduced to 12 m. wide road.
595.	M 199 E		24 m. wide road	24 m. wide road is deleted and included in adjoining R Zone and reservation number 311.
596.	M 199 F		Site No 295, health facilities (Health center), Tikka Sheet No 64p, 73p.	Deleted from Health facilities (Health Centers) and included in adjoining R Zone.
597.	M - 200		Site No 299, Recreational Open, Tikka Sheet No 74p	M 200 should be converted in R Zone.
598.	M 200 A	4	12 m. wide road	12 m. wide road is reduced to 9 m. wide road.
599.	M 200 B		9 m. wide road	9 m. wide road is deleted and included in adjoining R Zone.
600.	M 200 C		Residential	9 m. wide New road is proposed from adjoining R Zone & Amenity.
601.	M 200 D		18 m. wide road	18 mts road passing from site No- 322 should be modified to width 24 mts.
602.	M 200 E		Site No 310, Educational Facilities (Primary school), Tikka	Deleted from Educational facilities and included in R Zone;



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603.	M - 201		Site No 300, Utility Services (Parking), Tikka Sheet No 74p.	for relocation as amenity space in URS.
604.	M 201 A	4	Site No 309, Educational Facilities (Integrated School) Tikka Sheet No 84p.	Site No. 300 M 201 deleted from utility services (parking) and included in commercial Zones to be modified area should be earmarked for commercial use upto 50 mts depth from the main road site. Balance area should be reserved for recreational open space.
605.	M 201 B		Site No 301, Health facilities (Health center), Tikka Sheet No 76p, 77p.	Deleted from Educational facilities and included in R Zone; for relocation as amenity space in URS.
606.	M 201 C		Site No 313, Market, Tikka Sheet No 83p, 84p.	Deleted from Health facilities (Health Centers) and included in adjoining R Zone.
607.	M 201 D		24 m. wide road	Deleted from Market and included in adjoining R Zone.
608.	M 201 E		Site No 302, Recreational Open, Tikka Sheet No 76p, 77p.	24 m. wide road is reduced to 12 m. wide road.
609.	M - 202		12 m. wide road	Deleted from Recreational Open Area and included in adjoining R Zone.
610.	M 202 A		9 m. wide road	12 m. wide road is reduced to 9 m. wide road.
611.	M 202 B		9 m. wide road	9 m. wide road is deleted and included in adjoining R Zone.
612.	M 202 C	4	9 m. wide road Site No 303, Market, Tikka Sheet No 76p, 77p.	9 m. wide road is widened to 12 m. wide road.
613.	M 202 D		Site No 304, Recreational Open, Tikka Sheet No 78p, 79p, 86p, 87p.	Deleted from Market and included in adjoining R Zone.
614.	M 202 E		Site No 305, Recreational Open, Tikka Sheet No 78p, 79p, 86p, 87p.	Deleted from Recreational Open Area and included in adjoining R Zone.
615.	M 202 F		Site No 306, Recreational Open, Tikka Sheet No 78p, 79p, 86p, 87p.	Deleted from Recreational Open Area and included in adjoining R Zone.
616.	M - 203		9 m. wide road	Deleted from Recreational Open Area and included in adjoining R Zone.
617.	M 203 A	4	Residential	9 m. wide road is deleted and included in adjoining zone.
618.	M 203 B		12 m. wide road	9 m. wide New road is proposed from adjoining R zone.

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619.	M 203 C		24 m. wide road	Area of M 203C the area of recreational to be extended upto public/semi public utility.
620.	M 203 D		Residential Zone	
621.	M 203 E		9 m. wide road	12 m. wide new road is proposed from adjoining R Zone.
622.	M-204		Site No 314, Recreational Open, Tikka Sheet No 83p, 84p	9 m. wide road is deleted and included in adjoining zone. तानाजीनगर येथील मंजूर आराखडा आरक्षण क्रमांक 172, प्रारूप विकास आराखडा आरक्षण क्रमांक 314, 100 फुटाचा रस्ता हा भुखंडावर पोलीस दल वापराचे आरक्षण ठेवणेत यावे.
623.	M 204 A		Site No 315, Educational Facilities (Integrated School), Tikka Sheet No	Deleted from Educational facilities and included in R Zone; for relocation as amenity space in URS.
624.	M 204 B		Site No 316, Recreational Open, Tikka Sheet No 84p, 85p.	तानाजीनगर येथील मंजूर आराखडा आरक्षण क्रमांक 172, प्रारूप विकास आराखडा आरक्षण क्रमांक 316, 100 फुटाचा रस्ता हा भुखंडावर पोलीस दल वापराचे आरक्षण ठेवणेत यावे.
625.	M 204 C	4	Site No 317, Recreational Open, Tikka Sheet No 84p, 85p, 86p.	(i) Site No. 317 ( M 204 C) deleted from recreational open space area and included in adjoining R Zone to be modified and kept reserve for recreational open space. (ii) तानाजीनगर येथील मंजूर आराखडा आरक्षण क्रमांक 172, प्रारूप विकास आराखडा आरक्षण क्रमांक 317, 100 फुटाचा रस्ता हा भुखंडावर पोलीस दल वापराचे आरक्षण ठेवणेत यावे.
626.	M-204 D		Site No 318, Recreational Open, Tikka Sheet No 93p, 94p	तानाजीनगर येथील मंजूर आराखडा आरक्षण क्रमांक 172, प्रारूप विकास आराखडा आरक्षण क्रमांक 318, 100 फुटाचा रस्ता हा भुखंडावर पोलीस दल वापराचे आरक्षण ठेवणेत यावे.
627.	M-204 E		Site No 308, Recreational Open, Tikka Sheet No 95p, 99p.	Deleted from Recreational Open Area and included in adjoining R Zone.
628.	M-204 F		Site No 312, Recreational Open, Tikka Sheet No 82p, 83p, 90p, 91p	Deleted from Recreational Open Area and included in adjoining R Zone.
629.	M-205		Site No 285, Market, Tikka Sheet No 79p, 88p.	Site No. 285 to be reserve for fire station
630.	M-205 A	4	Site No 286, Utility Services (Fire Station) Tikka Sheet No 79p, 88p.	Site No. 286 to be reserve for fire station

Sr. No	Modification No.	Sector No 4	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
631.	M-205 B		Site No 287, Recreational Open, Tikka Sheet No 79p, 88p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
632.	M-205 C		Site No 288, Educational Facilities (Primary school), Tikka Sheet No 87p, 88p.	Deleted from Educational facilities and included in R Zone; for relocation as amenity space in URS.
633.	M-205 D		Site No 289, Recreational Open, Tikka Sheet No 87p, 88p.	Deleted from Recreational Open Area and included in adjoining R Zone; for relocation as amenity space in URS.
634.	M-206	4	NOTES & ABBREVIATIONS ARE ADDED.	
635.	M-207	4	MODIFICATIONS TO THE DRAFT DEVELOPMENT PLAN REPORT. - Annexure B	
636.	M-208	4	MODIFICATIONS TO THE DRAFT DEVELOPMENT CONTROL REGULATIONS - Annexure C	
637.	M-209		Site No 280, Recreational Open, Tikka Sheet No 57p	Deleted from Recreational Open Area and included in R Zone for relocation as amenity space in URS.
638.	M-209 A	4	Site No 281, Utility Services (Water Supply), Tikka Sheet No 57p	Deleted as Utility Services and included in R Zone under URS.
639.	M-210	4	Site No 279, Recreational Open, Tikka Sheet No 57p	Deleted as Recreational Open and included in R Zone.
640.	M-211	2	Site No 110, Utility Services (Post & Telegraph), Tikka Sheet No 37p.	Deleted from Utility and included in C Zone.
641.	M-212	1	I Zone, Tikka Sheet No 110p, 111p	Deleted from Industrial zone and proposed as water treatment plant for the area of Amar Dye Campany
642.	M-213	4	Site No 311, Recreational Open Area, Tikka Sheet No	Site No- 311- deleted from recreational open area and included in adjoining R zone for relocation as amenity space in URS
643.	M-214	1	Site No 21, 22, Recreational Open, Tikka Sheet No 92p, 93p	Deleted from recreational open space and included in Residential zone.
644.	M-215	1	C Zone, Tikka Sheet No94p	Deleted from Commercial Zone and included in Residential Zone
645.	M-216	2	Site No Road & surrounding Zone, 9 m. wide road / Existing Amenity	Road starting from Kalyan- Ambernath road near site No. 116 abutting industrial zone should be modified with width of 18 m instead of 9m passing through technical school and opening on 18 m road near site No. 109.

Modification suggested By Planning Authority to the Draft Development Plan  
Section 28(4) of MR&TP Act, 1966

Sr. No	Modification No.	Sector No 4	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
646.	M-217	1	Site No 13, Health Facilities (Health Centre), Tikka Sheet No 116p	Reservation site No. 13, Use detail "Health center" to be replace to "Hospital"
647.	M-217 A		Site No 11, Educational Facilities (Integrated School), Tikka Sheet No 103p	Site no 11 reserved for 'Educational Facilities (Integrated School)' be modified and kept reserved for 'Recreational open space'
648.	M-217 B		Site No 12, Educational Facilities (Primary School), Tikka Sheet No 103p	Site No. 12 reserved for 'Educational facilities primary school' be modified and kept reserved for 'Recreational open Space'
649.	M-217 C		Site No 10, Recreational Open, Tikka Sheet No 103p, 104p	Site No. 10 reserved for 'Recreational Open Space' be modified and kept reserved for 'Educational Facilities (Integrated School, Primary and Secondary School.)
650.	M-218	4	Site No 255, Educational Facilities (Primary School), Tikka Sheet No	Deleted from Education facilities and included in R Zone.
651.	M-219	1	Residential Zone	Alignment of road from Anil Gulab Jamun mart to Bharat chowk Ulhasnagar 1 is shifted as Anil Gulab Jamun mart to fish market via vegetable market.
652.	M-220	1	12 m wide road	Road adjoining and between site No. 7 & 8 should be 18 m. instead of 12m.
653.	M- 221	1	9 m. wide road	Proposed 9 mts wide road near site No. 59 to be deleted and included in R Zone
654.	M-222	3	R Zone & surrounding Amenities	From OT- chowk to Venus cinema both side of road area should be earmarked for commercial use up to 50 mts depth.
655.	M-223	4	Existing Amenities Socio Cultural, Tikka Sheet No 56p	Existing public/semi public utility Nr- site No. 272 Gandhi road, Guruteg bhabadur darbar Ulhasnagar-5 should be modified and kept in R Zone.
656.	M-224	4	Existing Utilities Police Station, Tikka Sheet No 73p, 74p	Brk- 2118, Room No. 12, 13, 14 and 2119, Brk. 2123 & Brk no 2011 to 2033 & Brk No. 1744, 1745, 1760 to 1762 to be kept in residential Zone from existing utilities Nr.



Sr. No	Modification No.	Sector No 4	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
			Site No 18, Recreational Open, Tikka Sheet No 90p	Hill line police station Ulhasnagar-5.
657.	M - 225	1	Site No 29, Recreational Open, Tikka Sheet No 89p, 90p	Site No. 18 & 29 reserve for recreational open space to be modified and kept for residential purpose only kept in URS. The playground reservation will be kept on the open plot in front of sant Dhyaneswar School.
658.	M - 226	3	Existing Amenity, Tikka Sheet No 8p, 9p	Existing public/semi public utility (Swarni Lilashah nari shala) opp No. 176 to be modified and kept for residential purpose only.
659.	M - 227	2	Existing Amenity, Socio Cultural, Tikka Sheet No 21p	Followed line chowk in O.T chowk Ulhasnagar-3 is shown as existing public/semi public utility use. They are developing Residential quarters; to be kept as Residential purpose.
660.	M - 228	3	Existing Amenity, Socio Cultural, Tikka Sheet No 41p	Portion of plot No. 249 chalata NO. 174 sheet No. 41 near saraswati maidan, Ulhasnagar-4 existing public and semi public utility use shall be included in R Zone. 1.10 item 15 to be kept in residential zone
661.	M - 229	1	Commercial Zone, Tikka Sheet No 48p	12 mts width road newly to be proposed in between krishana sagar complex and lassi compound toward chauhan furniture mart (link road UNR-2).
662.	M - 230	3	Existing School & Surrounding Commercial Zone, Tikka Sheet No 14p, 15p	(i) Sindh national high school and M 131 A - 18 mts road surrounding commercial area to be modified and kept for residential use only.
663.	M - 231	2	Residential Zone, Tikka Sheet No 51p	(ii) एम 129 लगत असलेले पब्लिक युटीलीटीचे आरक्षण शाळेकरीता असेल ते वगळून रहिवास, वाणीज्य, व पब्लिक युटीलीटी युआरएस खाली आरक्षित करणेचे याचे.
664.	M - 232	1	Site No 7, 8, Recreational Open, Tikka Sheet No 99p,	U.No. 3 sheet No. 51, opp prakash auto UNR-3 the complete area of U No. 3 should be reserve for recreational open space.
				Deleted from Recreational Open and included in R zone



Modification suggested By Planning Authority to the Draft Development Plan  
Section 28(4) of MR&TP Act, 1986

Sr. No	Modification No.	Sector No 4	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
			105p, 113p	as URS.
665.	M - 233	1	Residential Zone, Tikka Sheet No 75	Plot No. 596 Sheet No. 75 opp nilkanth apt. should be kept reserve for public/ semi public utilities for police dept.
666.	M - 234	2	Existing Amenity (Existing Boat club) Tikka Sheet No 28	Existing public/semi public utility and boat club hira ghat 50% area of boat club should be reserved for recreational open space.
667.	M - 235	3	Service Industrial Zone, Tikka Sheet No 6p, 7p	Mahadev nagar UNR-4 the area in between reservation site no. 197 and 12 mts road near patali shiv mandir should be in URS R Zone.
668.	M - 236	2	Existing Amenity (School), Tikka Sheet No 50	Sheet No. 50 U.No. 74, 75 adjoining to M 64 E public utility converted in R Zone.
669.	M - 237	3	Existing road	Samrat biscuits to khadegoliwali octroi naka existing road should be 12 mts
670.	M - 238	4	Residential Zone, Tikka Sheet No 79	The area shown opp M198G for residential purpose to be modified and kept user for commercial purpose only.
671.	M - 239	3	Existing Amenity (Health Facilities), Tikka Sheet No 22p	Existing public/semipublic utility shown above site No. 184 be modified should be kept for residential purpose only.
672.	M - 240	3	Residential Zone	Plot shown opp manas hospital (right side) should be kept for recreational open space.
673.	M - 241	2	Existing Amenity (Existing Century Garden), Tikka Sheet No 80	Area under sheet No. 80 plot No. 483 to 489 should be deleted from existing garden and included in residential Zone.
674.	M - 242	1	Existing School & I Zone, Tikka Sheet No 94p, 96p	शहाड रेल्वे स्थानकासमोर शिट नं. 94 ते 96 सी.टी.एस. नं. 163 व 164 मध्ये डॉ. जाकीर हुसेन उर्दू शाळेसाठी राखीव दर्शविणे, गुलशननगर व रहिवासी क्षेत्र यु.आर.एस. व रेल्वे स्थानिक विकास आरक्षण ठेवणेत यावे.
675.	M - 242 A			

Sr. No	Modification No.	Sector No 4	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
676.	M - 243	1	Residential Zone, Tikka Sheet No 81p	यु.नं. 1 व 2. चालता क्रमांक 107, शिट नं. 81, कॅम्प नं. 1, या भुखंडातून राजीव गांधी व बालकृष्णनगर येथून कातीनगरकडे जाणाऱ्या सार्वजनिक 28 फुट रुंदीचा नाला जातो. सदर भुखंडातील नाला उर्वरित जागेवरचा भुखंडाचा वापर हरीत पट्ट्याचे आरक्षण ठेवण्यात यावे.
677.	M - 244	2	Socio Cultural, Tikka Sheet No 80p, 71p	डॉलफीन क्लब असलेला भुखंड, कॅम्प नं. 3 या भुखंडावर नागरी सुविधा (पब्लिक युटीलीटी/सेमी पब्लिक युटीलीटी) ठेवण्यात यावे
678.	M - 245	1	Residential, Tikka Sheet No 83p	यु. नं. 32 ते 62, शीट क्र. 67, 67अ झोपडपट्टी वगळून राणा ट्रेडिंगचा भुखंड पुर्नवसन वापराचे आरक्षण ठेवणेत याव
679.	M - 246	3	Existing Amnities (Existing VTC Ground), Fire Brigade, Tikka Sheet No 17p, 18p	व्हि.टी.सी व त्यालागत असलेला फायर स्टेशन एकत्रित करून महानगरपालिकेने पारीत केलेल्या ठरावानुसार मिनी स्टेडीयम, बालसाहेब ठाकरे किडा संकूल उभारणेसाठी आरक्षित करण्यात यावा.
680.	M - 247	1	R Zone, Tikka Sheet No 82p, 95p	ईएमटी कंपनी व निरंकारी मंडळ यांच्यामधील महानगरपालिकेच्या जागेवरचा भुखंड पोलीस दल व पत्रकार निवास स्थानाकरीता आरक्षित करण्यात यावा
681.	M - 248	3	Site No 243, Public Purpose (UMC Bus stop), Tikka Sheet 61p, 70p.	(i) Site no 243, 244, 245 be modified partly only Sidharth nagar and front side shoppes should be kept in R zone (ii) आरक्षण क्रमांक 244 व 245 सिधार्थनगर उल्हासनगर-4 येथील आरक्षणवरील 30 टक्के भाग रहिवाश क्षेत्र युआरएस मध्ये करण्यात यावा.
			Site No 245, Existing Amenity, Tikka Sheet No 70p, 71p	

Modification suggested By Planning Authority to the Draft Development Plan  
Section 28(4) of MR&TP Act, 1966

Sr. No	Modification No.	Sector No 4	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
682.	M - 249	3	Existing Amenity (Educational Facilities), Tikka Sheet No 14	एम 129 लगत असलेले पब्लिक युटीलीटीचे आरक्षण शाळेकरीता असेलेले वगळून रहियास, वाणीज्य, व पब्लिक युटीलीटी युआरएस खाली आरक्षित करणेत यावे.
683.	M - 250	3	Existing Amenity (Educational Facilities), Tikka Sheet No 46p, 47p	प्लॉट नं. 46, शिट नं. 47, यु. नं. 20, सदरचा प्लॉट शाळेकरीता आरक्षित ठेवण्यात यावा. (एम 186 जवळ)
684.	M - 251	4	Recreational Open, Tikka Sheet No 98p, 88p, 95p, 99p	आरक्षण क्र. 307 / 320 / 321 ही शिट संपूर्ण ग्रीन झोन आरक्षण ठेवण्यात आली आहे. यामध्ये 50 टक्के युएसआरमाणे आर झोन ठेवण्यात यावा.
685.	M - 252	2	NDZ (River Buffer)	यालधुनी नदीच्या किनारी असलेला ग्रीन झोनची पातळी प्रस्तावित नदी किनाऱ्यापासून 9 मिटर प्रस्तावित असून ती पुरवठ्यासून मेरी (गव्हर्नमेंट) ची तरतूद लक्षात घेवून 12 मिटर प्रस्तावित करणेत येत आहे.
686.	M - 253	2	Existing Amenity (Socio Cultural), Tikka Sheet No 37p, 48p	U No 1 sheet no 38 Unr 3 Existing public/semi public utility shown be modified and kept for commercial zone only.
687.	M - 254	4	18 m wide road	18 mts road passing from Block no C- 617 Unr 5 to Netaji chowk be modified and kept width upto 12 mts only
688.	M - 255	4	Existing Amenity (Existing Garden), Tikka Sheet No 51p, 52p	A Portion of Lal Loi garden Ulhasnagar 5 are kept for public/semi public utility use only
689.	M - 256	2	Existing Amenity (Existing School), Tikka Sheet No 34	Existing public/semi public Utility space near site no. 127 and opp. Site no. 120 should be converted to residential zone abutting 12 m and 18 m roads.

Sr. No	Modification No.	Sector No 4	Proposals as per the Development Plan published u/s 26.	Modification suggested by Planning Authority u/s 28(4)
690.	M-257	2	Existing Utility (Existing Sewerage Treatment plant), Tikka Sheet No 1p, 25p	Existing public/semi public utility shown for sewerage treatment plant to be deleted as said sewerage treatment plant falls in Ambernath Municipal Council.
691.	M-258	3	Commercial Zone, Tikka Sheet No 15	Site in front of 175 shown in commercial zone to be modified for parking purpose only
692.	M-259	2	Commercial Zone, Tikka Sheet No 51a	U No 12, U No. 15/19 CTS No 30315/35096 Sheet No. 51 (a) should be included in recreational open space.
693.	M-260	3	12 m wide road	New Road Start from Br. No. 1503, RGS School, Mahadev Chal to Sataramdas Road is 40 Ft. Road should be deleted
694.	M-261	4	R Zone	Near portion 285- 286 between M 197 and 198 portions reserve for hospital area 4000 Sq mtrs.
695.	M-262	1	R Zone	Shahad Gaathan Area should be declared as gaathan vibhag and facility should be provide as per gaathan

## 2. Modification on DP Report Proposed by Planning Authority: Annexure B.

### 2.1. LIST OF MODIFICATION ON DP REPORT

ALL MAJOR GRAMMATICAL, DIMENSION ERROR, NAMES OF LOCATION SHALL BE RECTIFIED IN DP REPORT.

CLUSTER DEVELOPMENT SCHEME SHALL BE REPLICATE THE WORD "URBAN RENEWAL SCHEME" Wherever applicable.

#### Concept of Urban Renewal scheme (URS) in UMC Area

The URS applicable for dilapidated /structurally unsafe building, co-op society, buildings erected before, open plots in congested area and beyond congested area in the UMC-

The applicability of FSI, marginal open space, minimum plot size, requirement of surrendered land as (Amenity space) shall be different as per following details;

#### A) URS for dilapidated building, co-op society, building.

1. Min plot Area – 2000 sq mts
2. The total permissible 4-00 FSI shall be on gross plot area excluding reservation/ D.P. road but including built up area under reservations.
3. Applicable FSI – Base FSI is 2-00 and additional 2-00 shall be avail with payment of premium @ 25% of RR value, or availing TDR.
4. Recreational open space 10% of balance plot area. In Addition of this 10% of gross plot area shall be earmarked for Amenity space as which can be adjusted against D.P. reservations and D.P. roads if any (which is surrounded land).
5. Marginal open space minimum- 6 m all around without any condonation.

#### B) URS for congested area as mentioned in D.P. plan

Urban renewal scheme congested area shall only applicable to plot abutting 12 m road width and above.

The criteria are as follows:

- 1- Minimum plot area – 2000 sq mtr.
- 2- The total permissible 4-00 FSI shall be on gross plot Applicable FSI- Base FSI is 2-00 and additional 2-00 shall be avail with payment of premium @ 50% of RR value OR acquire of DR from Developed amenities, roads, nallas, or excess reservation in the same plot can be also used as FSI by surrendering the land to planning authority or to purchase DRS from outside.
- 3- Marginal open space – Minimum 6 m all around without any condonation.
- 4- Surrenderd Land – should be 30% of Balance plot area which shall be earmarked as amenity space and can be adjusted again any D.P. reservation and any D.P. road
- 5- Recreation open space 10% of balance plot area.



**C) URS for other than congested area**

1. Minimum plot area – 5000 sq- mtr

2. the total permissible 4-00 FSI shall be on gross plot applicable FSI – Base FSI is 1-00 and additional 3-00 shall be avail with payment of premium @ 50% of RR value OR acquire of DR from developed amenities, roads, nallas or excess reservation in the same plot can be also used as FSI by surrendering the land to planning authority or to purchase DRS from outside-

3- Marginal open space – in front should be 12-00 mtrs and for other sides the marginal open space should be 9-00 mtrs and When the one is fronting R.G./PODUM than the marginal space will be 6-00 mtrs and when there is no ventilation, (dead Wall) the marginal open space will be 6-00 mtrs.

4- Surrendered land- should be 30% of balance plot area which shall be earmarked as amenity space and can be adjusted against any existing D.P. reservation and any D.P. roads-

D) For above mentioned ABC categories, developer shall have option to construct 1-00 FSI and hand over the same to planning Authority in lieu of surrounded land and premium for 1-00 FSI.

E) The uniform development control Regulations OF MMR is applicable to this DCR wherever is necessary.

**URS (cluster development)**

URS (cluster development) विकसीत करतांना विकासकाने झोपडीधारकास/मिळकतधारकास कमीत कमी 360 चौ. फुटाची (कारपेट एरिया) क्षेत्रफळ असलेली सदनिका देणे बंधनकारक राहिल.

परंतू ज्याचे पुर्वीचे क्षेत्रफळ 300 चौ.फुटापेक्षा जास्त असेल अशा मिळकतधारकास असलेल्या क्षेत्रफळापेक्षा 20 टक्के वाढीव घटई क्षेत्र असलेली सदनिका देणे बंधनकारक राहिल. या व्यतिरिक्त विकासका बरोबर वाटाघाटी करण्याचा संपूर्ण अधिकार मिळकतधारकास राहिल.

त्याच प्रमाणे URS (cluster development) विकसीत करतांना विकासकाने महापालिकेला हस्तातरीत करावयाची मालमत्ता (Amenities) व रहिवाश्यांना देण्यात येणाऱ्या सदनिका प्रथम प्राधान्याने पूर्ण केल्या नंतरच उर्वरीत विकास करणे बंधनकारक राहिल.

URS विकसीत करतांना जागेची किंमत/महापालिकेला द्यावयाचा premium किंवा विकास अधिभार तसेच सदनिका मिळकतधारकास हस्तातरीत करतांना लागणारे मुद्राक शुल्क (Stamp duty) विकासकाने भरणे बंधनकारक राहिल. मिळकतधारकांना सदनिका हस्तातरीत करे पर्यंतच्या कालावधीत त्या विभागात असलेल्या अनामत रक्कम व भाड्याची रक्कम मिळकतधारकास देणे बंधनकारक राहिल.

URS (cluster development) विकसीत करतांना त्या विभागातील रहिवाश्यांचा विचार करून कमीत कमी देखभाल दुरुस्त खर्च याचा त्या करिता त्या विभागात काही G + 4 माळ्याच्या इमारती उभारणेत याव्यात तसेच सुरुवातीच्या पाच वर्षांचा देखभाल दुरुस्ती खर्च विकासकाने सदर इमारतीच्या (URS) च्या समितीच्या बँक खात्यामध्ये जमा करणे आवश्यक आहे.

**कालावधी**

MOU तयार झाल्यानंतर विकासकाने 3 वर्षांच्या आत मध्ये झोपडपट्टीधारकास सदनिका हस्तातरीत करणे बंधनकारक राहिल. परंतू काही तांत्रिक किंवा नैसर्गिक अडचणी आल्यास त्याला त्या विभागातील कमिटी कडून व आयुक्तकडून जास्तीत जास्त 6 महिन्यांची मुदत वाढ घेणे बंधनकारक राहिल. त्यानंतर सुध्दा विकासक विकास करू शकला नाही तर त्याची सुनावणी करून महापालिका स्तरीय समितीने निर्णय द्यावा. ( त्यामध्ये सदर विकासकांची सदर

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योजना ताब्यात घेवून ती महापालिकेच्या वतीने किंवा समिती ठरवेल त्या विकासकाला पुढील कामासाठी पुर्वीच्या कामांची तपशिल घेवून विकासकास देण्याचे ठरवेल तसेच पुर्वीच्या विकासकाला अपात्र ठरवून कारवाई करेल )

दरम्यानच्या कालावधीमध्ये विकासकाने सदरचे झोपडीधारकास ज्या अर्थी शासनाने उल्हासनगर मधील २००५ पुर्वीची अनधिकृत बांधकामे नियमाधिन करण्याकरीता २००६ मध्ये अध्यादेश काढलेला आहे त्याचाच अर्थ शासनाने २००५ पुर्वीची अनधिकृत बांधकामे मिळकतधारकांना त्याचा मालकी हक्क देणेचे मान्य केले आहे.

परंतु सदर अध्यादेशामध्ये बांधकामाला ईमारत स्थैर्य प्रमाणपत्राची (structural stability) अट टाकल्यामुळे बहुतांश नागरीक त्या अध्यादेशाच्या फायदा घेवू शकले नाहीत.

शासनाने जर सदरचा विकास आराखडा मंजूर करतांना किंवा URS (cluster development) योजना उल्हासनगर मध्ये राबविण्या करीता शासनाचे वतीने १ वर्षापेक्षा जास्त कालावधी लागला तर उल्हासनगर मधील मिळकतधारकांना शासन निर्णयाप्रमाणे १९९५ पुर्वीच्या मिळकतधारकांना / झोपडपट्टीधारकांना यु.न. चालता न. किंवा टॅक्स पावतीच्या आधारे त्यांना मालकी हक्क प्रदान करण्याचा आदेश काढावा. कारण उल्हासनगर मध्ये यापुर्वी १९६५ पुर्वीचा ताबा असणाऱ्या मिळकतधारकांना C.D. (सनद) मालकी हक्क दिला जात होता.

तसेच नव्याने म्हणजेच २००७ मध्ये उल्हासनगर महानगरपालिका हद्दीत समाविष्ट केलेल्या अंबरनाथ मधील दुर्गादेवीपाडा, धर्माजी पाटील कॉलनी, संतोषीमाता कॉलनी, अशोकनगर, एकतानगर, या परिसरामधील मिळकतींना आजतागायत महापालिकेने मालमत्ता कर लावलेला नाही. अशा मिळकतींना १९९५ पुर्वीच्या अंबरनाथ नगरपालिकेच्या पावत्या असलेल्या मालमत्तांना मालकी हक्क प्रदान करण्याचे आदेश देण्यात यावेत.

जेएनआरयूएम अतर्गत असलेल्या पाणी पुरवठा योजना अर्तभुत करून तसेच जेएनयुआरएम किंवा केंद्र शासनाकडे, महाराष्ट्र शासनाकडे मंजूरी करीता पाठविण्यात आलेल्या अंडर ग्राउन्ड ड्रेनेज स्किम या डी.पी.मध्ये समाविष्ट करावी. खाजगी जमीनीवरील अथवा इन्डस्ट्रीयल एरिया मधील रस्त्यांचा विकास करताना विकासकाला त्या रस्त्याच्या चटईक्षेत्राचा लाभ मिळणार नाही.

### 3. Modification on Draft Development Control Regulations (DCR) Proposed by Planning Authority: Annexure C.

#### 3.1. LIST OF MODIFICATION ON DCR.

All major Regulations and sub regulations are amended or and modified; wherever is needed.

The effect of Urban Renewal Scheme is thoroughly replicate in the Sub Regulations of Published DCR.

Appendices / Annexures is also amended / modified wherever is required.

The following table shows the Annexure C as modified DCR.

Sr. No	D.C.Regulation No	Modifications suggested by Planning Authority u/s 28(4)
1	1.3.1	is to be deleted
2	1.7.1	Add "to be exercised by Mun. Commissioner".
3	1.7.2 (iii)	Formation of Cluster Scheme. Add U.R.S subject to the conditions.
4	1.9	Delete Municipal Planning Authority Act.
5	20 (9)	Delete 20%.
6		Add word "U.R.S" wherever "Cluster" is mentioned.
7	4.4.2 (2)	Delete exemption order (para)
8	6.1	Delete the words activity can be continued for specific period. Add public hygiene.
9	6.2. (1)	Residential Zone (1) Add the areas are shown as Congested Area.
10	6.2 (2)	Add the areas are shown as congested area.
11	6.3 (3), (4), (5)	Add words from out of congested area.
12	6.4. (6)	Delete
13	6.5 (ii)	Delete the words, Provided....shall not apply.
14	6.5 (d)	Add also the water storage tank.
15	6.8	Delete as widths more than those shown in Dev. Plan.
16	6.13	Deleted
17	6.14	Deleted
18	6.17 (1)	Add words URS.
	6.17 (2)	Add - to be read with DC Regulation no 6.7.
19	7.2 (1) (ii)	Add - No projection beyond Building line on any internal road or any other road shall be permitted.
20	7.2.7	Delete - being repeated.
21	7.2.12, 7.2.13	Delete - being repeated.
22	7.2.14	Add - free from any moving or stalled obstacle in the form of parking, handcart etc.
23	7.3.1 (c)	Add - 30% green area irrespective of size of plot under Development as URS.
24	7.3.2 (c) (ii)	Add para after "Table no. 8 Given Below": If such amenities already exist in the plot under reference, then there is no need of providing separate amenity space. Delete : and 10%

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		Delete : "Only to .....Cluster Scheme"	
25	7.3.5 (A)	Add: after 7.3.1 C (i) - As part of amenity being replaced by as part of recreation ground.	
26	7.4	Min plot area – Add – After cluster scheme and beyond congested area.	
27	7.4 – Table No 9	(i) less than 40 meter square.	
28	7.5.4 – Table No 10	Value of TDR for exp included = Total expenditure made as per District Schedule of Rates approved by PWD / Rate of Ready Reckoner. Add in type of development : Construction of nallas and all other amenities specified by Corporation	
	7.5.5 (2)	Delete: "Only in.... Appendix FF" Add: DR/TDR shall be permitted anywhere within UMC Limits.	
	F.1.2.1 (a)	DELETE	
29	7.5.5 (2) (i)	1.00 base FSI, 1.00 TDR. DR can be purchased from outside OR from Corporation by paying premium @ 25% of RR.	
30	7.5.5 (2) (ii)	TDR to be used beyond congested area on plot with Maximum FSI upto 2.00.	CANCEL
31	7.5.6	Exclusions from FSI Calculation  Delete provisions @ sr.no. (2) – lobbies (4) – fire escape staircase. (9) – toilet for domestic servants. (12) (g), (h), (13), (16), (17), (18), (19) (20) Add – after obtaining consent/approval from Telephone company. (21), (23), (24), (25), (26), (28), (29)	
32	7.5.7 (1)	Add: after the words DR/TDR equivalent to "2.00 in case of congested area and beyond congested area and or other developable area, will be 1.50. Delete: "This earned..... Scheme"	
33	7.5.6 (6)	Deleted	
34	7.5.8 (i)	Deleted	
35	7.6.9	No features should be permitted in marginal open space. It should form part of building within building line.	
36	7.6.10	No features/Accessory building be permitted in front side & rear marginal open space.	
37	7.8.2	In serial No. 1C deleted 70 and 100  In serial No. 1 D ½ Tenament with carpet area exceeding 100 Sqm  Above parking for visitors shall be provided to extent of at least 100 % of the number stipulated above subject to minimum of one.	
38	Appendix – D		
(i)	D -1	Delete the word "special"	

(ii)	D- 2	Prescribed width of 12 m. Ancillary uses permitted to the extent of 50%.
(iii)	D-3 (b)	On plot abutting on roads of 12 m. width or above, without any Height restriction.
(iv)	D-4 (A) (i)	Uses permitted in commercial zone - as per R zone with Shop line and FSI of 2 change of user from residential to commercial should be allowed on 12 mts road.
39	Appendix V	shall be deleted. i.e. SEZ.
40	Appendix X	shall be deleted. i.e. Rental housing.
41	Appendix Z	shall be deleted. i.e. Rental Housing Scheme.
42	Appendix BB	shall be deleted. i.e. special township.
43	Appendix CC	shall be deleted – since there is no quarries zone.
44	Appendix DD	shall be deleted since no listing of Heritage buildings.
45	Appendix FF	Delineation – Add the word "Dilapidated Building" before public building.
(i)	FF 2(1)	Add – non developable lands such as CRZ.
(ii)	FF 2(2)	Add – forming part of UMC limits & prior to reference date shall be 4.4.13.
(iii)	Page 223	Delete the words, Kalyan Municipal Corporation. Chief Officer, Ulhasnagar Municipal Council
46		Minimum area of URS in congested area shall be 2000 sq.m. & Marginal open space shall be minimum 6 m. all around without any condonation.
47	FF 7: FSI	Deleted and Substituted as per following: For Non Congested URS  1.Minimum plot area - 5000 sq.mt 2.The total permissible 4.00 FSI shall be on gross plot.  3.Applicable FSI –Base FSI is 1.00 and Additional 3.00 shall be avail with payment of premium @50% of RR value OR acquire of DR from Developed amenities, roads, nallas or excess reservation in the same plot can be also used as FSI by surrendering the land to planning authority or to purchase DRS from outside.  4.Recreation open space 10% of balance plot area.  5.Surrendered Land - Should be 30% of balance Plot area which shall be earmarked as Amenity space and can be adjusted against any existing D.P. reservation and D.P road.  6.Marginal open space- As per table no.31 & when the one side is fronting R.G / PODUIM then the marginal space will be 6.00m & when there is no ventilation (dead wall) the marginal open space will be 6.00 m.
48	FF 5.1: Advisory Committee for URS proposals:	Advisory committee for URS proposal:(approval required only in case where govt.land is required to be acquired) 3 members consisting of – 1. TPO of UMC 2. Nominee of Revenue Department. 3. Municipal commissioner
49	FF 16	Suset Clause shall be deleted.
50	FF 19	Deleted



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51		As per prevalling policy of I to R is applicable as per Govt. Notification No. TPS-1210/1420/CR-5/12/UD-12.																								
52	F Table 21 (5)	DELETE: "only... thereof" in Column 5 & maintain 2.25mtr.																								
	F Table 21 (6) A	Column no. (1) (2) (3) (4) (5) ADD: 7 <40 Sq. m 1m NIL NIL																								
	F.F. Appendix	Addition : Provision made under URS Regulation 7.5.6 and 7.6.9 shall also apply to appendix F.F.																								
	7.6.9 (iii)	Modification : Instead of 10 %, it should be 15% (Balcony)																								
	7.5.6 (2)	All Staircase & Passage area permissible subject to Payment of premium at 25% of R.R. Value.																								
	Table 7/ 7.3.1	(Provision of Open Space) Table 7 Modified. In Congested min 10% of balance plot in URS. In Non-Congested 10% of balance plot in URS. 10% for balance Plot area 2001 sq. Mtrs. and Above in Non URS.																								
	8.39	Podium - permitted upto 3 levels, total height not exceeding 10.00 m above ground level																								
	Form 1 A3	DELETE - Net gross ADD - Balance.																								
	FF-10	DELETE - full para																								
	7.5.8	ADD - TDR should be allowed on plot having any area																								
	7.6.10 (VIII)	Open alternate Terrace upto 20% floor area																								
	7.6.5 (d)	REPLACE 25 m, BY 30 m REPLACE 28 m, BY 40 m REPLACE 9 m, BY 6 m REPLACE 12 m, BY 9 m																								
	7.7.1	Deleted																								
	F.1.2.7 (c)	REPLACE 1.5, BY 2 DELETE from: "further..... 4m."																								
	F.1.2.8 (a)	In Industrial Zone: <table><tr><th>Sr. No.</th><th>Plot Size</th><th>Marginal distance</th><th>Max.Floors</th></tr><tr><td>1</td><td>100-500</td><td>3mtr.</td><td>4</td></tr><tr><td>2</td><td>500-800</td><td>4mtr.</td><td>4</td></tr><tr><td>3</td><td>800-1200</td><td>4.5mtr.</td><td>4</td></tr><tr><td>4</td><td>1200-2000</td><td>6mtr.</td><td>4</td></tr><tr><td>5</td><td>2000 and above</td><td>7.5mtr.</td><td>4</td></tr></table> Number of Floors Should be restricted upto 4.	Sr. No.	Plot Size	Marginal distance	Max.Floors	1	100-500	3mtr.	4	2	500-800	4mtr.	4	3	800-1200	4.5mtr.	4	4	1200-2000	6mtr.	4	5	2000 and above	7.5mtr.	4
Sr. No.	Plot Size	Marginal distance	Max.Floors																							
1	100-500	3mtr.	4																							
2	500-800	4mtr.	4																							
3	800-1200	4.5mtr.	4																							
4	1200-2000	6mtr.	4																							
5	2000 and above	7.5mtr.	4																							
	Appendix H. 1	Add Unauthorised. Committee for Dilapidated Buildings will comprise of Comissioner (Head) with ADTP and City Engineer of UMC.																								
	Appendix H. 2	REPLACE: 50%, BY: 100% REPLACE: 2.5, BY: 4.0 DELETE from : "Subject .... Plot."																								
	Appendix H. 5	DELETED																								
	7.6.9 (iii)	Balcony or balconies of minimum width of 1.0 m. may be permitted free of FSI at any floor not more than 15% of the built up area of the same follor and such balcony projection shall be subject to the following conditions. Balconies in excess of 15% of built up area shall be calculated in FSI. As mentioned in regulation no. 15.4.1 of																								

		Maharashtra State Regional Town Planning Authority.																								
7.6.9 (iii) a		The width of the balcony will be measured perpendicular to the building upto the outermost edge of balcony.																								
7.6.9 (iii) b		balconies may be allowed to be enclosed subject to payment of premium @10% of RR value.																								
7.6.9 (iii) d		In non-congested area, no balcony shall reduce the marginal open space to less than 2 m. In congested area balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m or less.																								
Appendix FF		All the Modifications in "Annexure B" for URS should be considered for "Appendix FF" and to be modified accordingly.																								
F.1.2.6 (b),(c),(d)		Deleted																								
Appendix E 6.3 & 6.5 (7)		Public Utility - ADD 25% built up Space																								
FF-11 Table -33		Deleted																								
7.6.3 a) & b		Deleted																								
F.F.9 Table No. 31		<div>ADD: U.R.S &amp; Non U.R.S., DELETE: cluster. Modify the table no. 31 as given below.</div> <table><tr><th>Sr. No</th><th>Building Height</th><th>Front marginal space in mtr</th><th>Side and Rear Marginal Space in mtr.</th></tr><tr><td>1</td><td>Upto 24mtr.</td><td>4.5</td><td>4.5</td></tr><tr><td>2</td><td>above 24-45</td><td>6</td><td>6</td></tr><tr><td>3</td><td>above 45-60</td><td>7.5</td><td>7.5</td></tr><tr><td>4</td><td>above 60-75</td><td>9</td><td>9</td></tr><tr><td>5</td><td>above 75-92</td><td>12</td><td>9</td></tr></table>	Sr. No	Building Height	Front marginal space in mtr	Side and Rear Marginal Space in mtr.	1	Upto 24mtr.	4.5	4.5	2	above 24-45	6	6	3	above 45-60	7.5	7.5	4	above 60-75	9	9	5	above 75-92	12	9
Sr. No	Building Height	Front marginal space in mtr	Side and Rear Marginal Space in mtr.																							
1	Upto 24mtr.	4.5	4.5																							
2	above 24-45	6	6																							
3	above 45-60	7.5	7.5																							
4	above 60-75	9	9																							
5	above 75-92	12	9																							
F.3.1 Table 20, Sr.no. 6		DELETE: 25 - 125 sqmtr. ADD 40 to 125 sq.mtr.																								
F.3.1 Table no.22,23,24		<div>DELETE: complete Table &amp; Replaced by new Table given below:</div> <table><tr><th colspan="3">Open space relaxation in narrow plots</th></tr><tr><th>Sr.no.</th><th>Plot Dimensions</th><th>Relaxation</th></tr><tr><td>1</td><td>Width/Depth&lt; 8mtr.</td><td>Building Both side Attach</td></tr><tr><td>2</td><td>&gt; 8 &lt; 15</td><td>Building will be semi Detached</td></tr><tr><td>3</td><td>&gt; 15</td><td>Building Detached.</td></tr></table>	Open space relaxation in narrow plots			Sr.no.	Plot Dimensions	Relaxation	1	Width/Depth< 8mtr.	Building Both side Attach	2	> 8 < 15	Building will be semi Detached	3	> 15	Building Detached.									
Open space relaxation in narrow plots																										
Sr.no.	Plot Dimensions	Relaxation																								
1	Width/Depth< 8mtr.	Building Both side Attach																								
2	> 8 < 15	Building will be semi Detached																								
3	> 15	Building Detached.																								
F.1.2.1 (a)		DELETE: 1.0 & Add 2.0 1 Base & 1 DRS/T.D.R/Premium																								
		<div>PROPERTY TAX INCENTIVES FOR GREEN BUILDINGS</div> <div><div>1-For Use of FLY ASH BRICKS</div><div>2-For Use of SOLAR WATER HEATER</div><div>3-For Use of RAIN WATER HARVESTING</div><div>4-For Use of LED LAMPS &amp; fixtures:</div><div>5-For BIO GAS/VERMICULTURE plant for wet garbage:</div></div> <div><div>5% Concession in General Tax</div><div>5% Concession in General Tax</div><div>5% Concession in General Tax</div><div>5% Concession in General Tax</div><div>5% Concession in General Tax</div></div>																								

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		6-For Erection of WIND MILL	5% Concession in General Tax
		<p>Note: Subject to provisions under Ulhasnagar Munciple Corporation Development Control Regulations, Provisions of Standardised Development Control and Promotion Regulations for Regional plan areas in Maharashtra shall be considered as a guide as far as practicable.</p> <p>All RR Value will be treated as Ready Recknor rates of open land, for Prevailing Year.</p>	

N. B. NAGARGOJE,  
Assistant Director, Town Planning  
Ulhasnagar Municipal Corporation

BALAJI KHATGAONKAR,  
Commissioner,  
Ulhasnagar Municipal Corporation